

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE

May 31, 2011

LEASE NO.

GS-02B-23855

BLDG NO. NJ4663ZZ

THIS LEASE made and entered into this date by and between EW Partners

whose address is: 355 Highway 9 South  
Manalapan, NJ 07726

and whose interest in the property hereinafter described is that of Owner

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

15,000 rentable square feet (RSF) yielding 12,395 ANSI BOMA office area square feet (ABOASF) of office and related space located on the 2<sup>nd</sup> floor of the premises known and designated as 629 Cranbury Road, East Brunswick, NJ 08816, to be used for office and related purposes and forty nine (49) on-site parking spaces of which fifteen (15) spaces must be reserved.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on \_\_\_\_\_ through \_\_\_\_\_, subject to termination and renewal rights as may be hereinafter set forth.

SEE PARAGRAPH 9 OF THE RIDER TO THE LEASE

3. The Government shall pay the Lessor annual rent in accordance with Paragraph 12 of the Rider to the Lease. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

EW Partners  
355 Highway 9 South  
Manalapan, NJ 07726

4. The Government may terminate this lease in whole or in part at any time after the fifth (5th) year by providing at least ninety (90) days written notice to the Lessor, and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals:  
provided notice be given in writing to the Lessor at least \_\_\_\_\_ days before the end of the original lease term  
or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term.  
Said notice shall be computed commencing with the day after the date of mailing.

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

INTENTIONALLY DELETED

7. The following are attached and made a part hereof: **SEE PARAGRAPH 7 OF THE RIDER TO THE LEASE.**

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: ~~FW Postage~~

[Redacted Signature]

5/24/11

(Signature)

[Redacted Address]

(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

BY

[Redacted Signature]

Leasing Contracting Officer  
(Official title)