

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

2.22.2013

LEASE NO. GS-02B-24007

BUILDING NO: NJ4494ZZ

THIS LEASE, made and entered into this date by and between **Plaza 35, LLC**

whose address is **1030 St. Georges Avenue**
Avenel, NJ 07001-1327

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:

4,968 rentable square feet (RSF) which yields **4,320 ANSI BOMA office area** square feet of office and related space located on the first and second floor of the building known and designated as Plaza 35, located at 1030 St. Georges Avenue, Avenel, NJ 07001-1327 as shown on the demising plan labeled Exhibit "A" attached hereto and made part hereof, to be used for office and related purposes together with **two (8) parking spaces** located in the building's parking garage.

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 13 OF THE RIDER TO THIS LEASE

3. The Government shall pay the Lessor annual rent of

SEE PARAGRAPH 14 OF THE RIDER TO THIS LEASE

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Plaza 35, LLC
1030 St. Georges Avenue
Avenel, NJ 07001-1327

4. The Government may terminate this lease in whole or in part after five (5) years giving at least ninety (90) days notice in writing 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. (Intentionally Deleted)

6.— The Lessor shall furnish to the Government, as part of the rental consideration, the following:
SEE THE RIDER TO THIS LEASE

7.— The following are attached and made a part hereof:
The General Provisions and Instructions (Standard Form 2 - A _____ edition).

SEE PARAGRAPH 8 OF THE RIDER TO THIS LEASE

_____ into subscribed their names as of the date first above written.

(Signature)

(Signature)

IN P

(Signature)

1030 St. George Ave, Avenel, N. J.
07001
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

(Signature)

Contracting Officer
(Official title)

RIDER TO LEASE NO. GS-02B-24007

8. The following are attached hereto and made a part hereof:
1. Lease Rider, containing paragraphs 8 through 33;
 2. Section 1.0, Summary, paragraphs 1.1 through 1.13;
 3. Section 2.0, Award Factors, paragraph 2.1 through 2.7
 4. Section 3.0, How to Offer, paragraphs 3.1 through 3.7;
 5. Section 4.0, Utilities, Services, and Lease Administration, paragraphs 4.1 through 4.13;
 6. Section 5.0, Design Construction & Other Post Award Activities, paragraphs 5.1 through 5.16;
 7. Section 6.0, General Architecture, paragraphs 6.1 through 6.13;
 8. Section 7.0, Architectural Finishes, paragraphs 7.1 through 7.14;
 9. Section 8.0, Mechanical, Electrical, Plumbing, paragraphs 8.1 through 8.20;
 10. Section 9.0, Fire Protection, Life Safety, and Environmental, paragraphs 9.1 through 9.12;
 11. Section 10.0, Lease Security Standards, paragraph 10.1 through 10.18;
 12. Section 11.0, Special Requirements -11.1.
 13. General Clauses, GSA Form 3517B
 14. Representations and Certifications, GSA Form 3518
 15. Exhibit "A" Floor plan.

In the event that any requirements of Sections 1 - 11 conflict with the requirements of this Rider or any attachments/exhibits to this Lease, the requirements of this Rider and the attachments/exhibits shall control and govern.

9. Whenever the words "successful Offeror" or "Lessor" appear in the Lease, they shall be deemed to mean "Lessor"; wherever the words "solicitation", "Solicitation for Offers" or "SFO" appear in this Lease, they shall be deemed to mean "leased space" or "premises", and wherever the word "Lessee" is used in herein, it shall be deemed to mean the "Government".
10. The Lessor and the Lessee mutually agree that the premises consist of 4,968 rentable square feet of office space which is equivalent to 4,320 ANSI/BOMA office area square feet of space located on the first (1st) and second (2nd) floor of 1030 St. Georges Avenue, Avenel, New Jersey 07001-1327. At no additional cost, the Government shall occupy 8 reserve on-site parking spaces.
11. The Lessor shall be solely responsible for the technical accuracy of the construction documents to be developed by the Lessor from the approved layout drawings and the construction of the leased premises as required by this Lease, including, but not limited to, HVAC requirements, lighting placement, plumbing and fire and life safety requirements.

Lessor: MF
Government: HR