

LEASE NO. GS-08B-14587

**Succeeding/Superseding Lease
GSA FORM L202 (September 2011)**

INSTRUCTIONS TO OFFERORS: Do not attempt to complete this Lease Form (Form L202). Upon selection for award, GSA will transcribe the successful Offeror's final offered rent and other price data included on the Lease Proposal Form (1364-S) into the Lease form, and transmit the completed Lease Form, together with appropriate attachments, to the successful Offeror for execution.

This Lease is made and entered into between

Lessor's Name:

257 East Salt Lake City, LLC
C/O Nearon Enterprises

("the Lessor"), whose principal place of business is [ADDRESS], and whose interest in the Property described herein is that of Fee Owner, and
The United States of America

("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

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

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

257 Tower
257 East 200 South
Salt Lake City, UT 84111-2048

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein.

LEASE TERM

To Have and To Hold the said Premises with their appurtenances for the term beginning February 1, 2012 and continuing through January 31, 2022.

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

**FOR THE LESSOR:
LESSOR,**

BY: Salt Lake City Portfolio, LLC, a Delaware limited liability company, its managing member

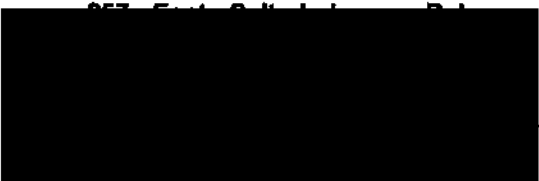


BY: Nearon Mission Pointe Holdings II, LLC, a Delaware limited liability company, its sole member

Lease LCO

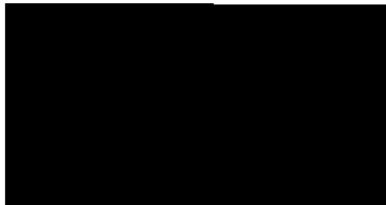
Date: January 20, 2012

BY: Nearon Enterprises, a California corporation, as managing member



limited liability

Title: EXECUTIVE VICE PRESIDENT
Date: JANUARY 12, 2012



Name: Matthew Taylor Jackson
Title: Investment Manager
Date: 1/12/12