

DATE OF LEASE:

JUN 28 2011

LEASE # GS-11B-02301

THIS LEASE, made and entered into this date between PARKWAY EAST, LLC

Whose address is: 10501 Furnace Road, Suite 208  
Lorton, Virginia 22079-2633

And whose interest in the property hereinafter described is that of LESSOR, and the UNITED STATES OF AMERICA, hereinafter called the Government.

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

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

A total of approximately 4,764 ANSI BOMA Rentable Square Feet (BRSF), being 4,764 ANSI/BOMA Office Area Square Feet (BOASF) of warehouse, office and related space located in the building known as Prince William Commons Building #10, in suite 103 located at 3310 Noble Pond Way, Woodbridge, Virginia 22193-1472 as shown on the attached floor plan (Exhibit A) and made a part hereof.

To be used for warehouse and/or related purposes, as determined by the Government.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the FIVE (5) YEAR FIRM. The commencement date shall be determined in accordance with Section 8.5 (b) of SFO # 07-029, subject to the renewal right hereinafter set forth.

3. The Government shall pay the Lessor an annual rent of **\$104,141.04 (\$21.86/BOASF)** at the rate of **\$8,678.42** per MONTH in arrears. Rent for a lesser period shall be prorated. The annual rent includes an operating cost base of **\$24,058.20 (\$5.05/BOASF)**, base year real estate taxes, and **\$5,933.57** to amortize the tenant improvement allowance of **\$23,820.00 (\$5.00/BOASF)** at nine (9) percent annual interest. Payment of CPI adjustments to the operating cost and adjustments for real estate taxes shall be made by the Government in accordance with Section 2.2 of SFO # 07-029. Rent checks shall be payable electronically to: Parkway East, LLC 10501 Furnace Road, Suite 208, Lorton, Virginia 22079-2633.

~~4. The Government may terminate this lease at any time by giving at least \_\_\_\_\_ day's 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. The Government shall have the right to one (1) renewal option for a [REDACTED] at an annual rental rate of [REDACTED], plus cumulative operating expense adjustments from the initial lease term. The renewal option shall become effective provided notice be given in writing to the Lessor at least **180** days before the end of the original lease term; all other terms and conditions of this lease shall remain the same during the renewal term. Said notice shall be computed commencing the day after the date of mailing.

6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:  
EXCEPT AS SET FORTH BELOW OR ELSEWHERE IN THIS LEASE, ALL SERVICES, IMPROVEMENTS, ALTERATIONS, REPAIRS, AND UTILITIES AS DEFINED BY THIS LEASE. THIS LEASE IS FULL SERVICE.

LESSOR  GOV'T 

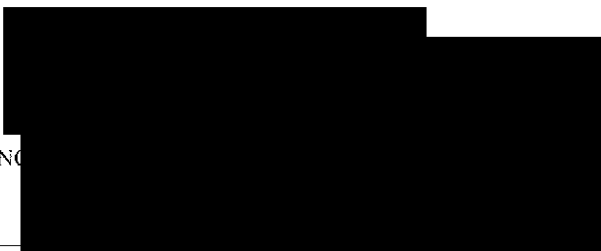
- a) FIRE & LIFE SAFETY: Notwithstanding any other provision of the Lease, within 90 days of execution of this lease, the Lessor shall correct all deficiencies and comply with all of the recommendations and finding of the Attachment #4, Fire Protection & Life Safety Evaluation report prepared by the Lessor's Certified Fire Protection Engineer, as well as comply with all fire protection provisions of this lease and Rider # 1 – Fire & Life Safety, and the recommendations and findings of the GSA Fire Protection Engineer Section's review of the report. A copy of the Fire & Life Safety report attached hereto and made a part hereof.
- b) Pursuant to Paragraph 3 "Tenant Improvement", the annual rental rate recited in paragraph 3 includes an amortized Tenant Improvement Allowance (TIA) of \$23,820.00 (\$5.00/4,674 BOASF). The Government will amortize the TIA at an annual interest rate of nine (9) percent per annum over the firm term of the lease. In the event the total cost of Tenant Improvements is greater than \$5.00/BOASF, the rent shall be adjusted accordingly. The Government shall have the right to repay, the TIA via lump sum payment to the Lessor as additional rent. Upon completion of tenant improvements and acceptance thereof by the Government a Supplement Lease Agreement (SLA) shall be executed by both parties memorializing the amount of tenant improvement funds used by the Government, the payment method and any change in the rental payment.
- c) There is no set rate for overtime usage, as it is anticipated that the Government will not require this service. In the event that the Government changes their mission and requires overtime services, the parties will negotiate an overtime rate which reflects the actual cost of providing this service. Any changes would then be memorialized in a supplemental lease agreement.
- d) The Government's percentage of occupancy for real estate tax purposes shall be 9.42% based on 4,764 BRSF/50,590 BRSF, subject to confirmation of the rentable areas of the Government-leased space and the entire building.
- e) The Government shall have the right to use 10 non reserved parking spaces, at no additional cost throughout the lease term.
- i) The general contractor's total fees for overhead and profit shall not exceed 6%, the total fees for general conditions shall not exceed 4%, and the total for construction management/coordination shall not exceed 4%. Architectural and engineering fees, if any, shall not exceed \$0.70/BOASF. Any such fee will be paid out of the Tenant Improvement Allowance.
- g) Normal Hours for services, utilities, and maintenance shall be provided daily, extending 7:00 AM to 6:00 PM except Saturday Sunday's, and federal holidays.
- h) If there is any conflict between this SF-2 and the lease, the terms specified in this SF-2 shall govern.

7. The following are attached and made a part hereof:

- 1) SOLICITATION FOR OFFERS (SFO) #07-029, 29 PAGES
- 2) FIRE & LIFE SAFETY RIDER # 1, 1 PAGE
- 3) ATTACHMENT #1 TO THE SFO, RATE STRUCTURE, 1 PAGE
- 4) ATTACHMENT #2 TO THE SFO, CONSTRUCTION SCHEDULE, 1 PAGE
- 5) ATTACHMENT #3 TO THE SFO, SCOPE OF WORK, 2 PAGES
- 6) ATTACHMENT #4 TO THE SFO, FIRE PROTECTION & LIFE SAFETY EVALUATION. 15 PAGES
- 7) GSA FORM 1217, LESSOR'S ANNUAL COST STATEMENT, 3 PAGES
- 8) GSA FORM 3517B, GENERAL CLAUSES, 33 PAGES
- 9) GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS, 7 PAGES
- 10) FLOOR PLAN OF LEASED AREA, 1 PAGE

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

LESSOR: PARKWAY EAST, LLC

IN PRESENCE  Title : \_\_\_\_\_  
 Address \_\_\_\_\_

UNITED STATES OF AMERICA  
 BY \_\_\_\_\_ TITLE \_\_\_\_\_ 