

LEASE NO. GS-03B-12061

Succeeding/Superseding Lease
GSA FORM L202 (January 2012)

This Lease is made and entered into between

West Church, LLC

("the Lessor"), whose principal place of business is **310 First Street, Suite 450, Roanoke, VA 24011-1923** 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

BB&T Bank Building, 310 First Street, SW, Roanoke, VA 24011-1916

and more fully described in Section 1 and Exhibit B, 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 **October 23, 2013** and continuing through **October 22, 2023**.

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.

[Redacted Signature]

Name: Blair Godsey

Title: Member

Entity Name: West Church, LLC

Date: 10/2/12

FOR THE GOVERNMENT

[Redacted Signature]

Name: [Redacted]

Title: Lease Contracting Officer

General Services Administration, Public Buildings Service

Date: 10/16/2012

WITNESSED BY:

[Redacted Signature]

Name: shby

Title: Office Manager

Date: 10/2/2012

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SUCCEEDING) (SEPT 2011)

Unless otherwise noted, the Government accepts the leased premises and tenant improvements in their current existing condition, with the following exceptions further outlined more thoroughly in this lease. These exceptions include, but are not limited to, security improvements, Fire Protection and Life Safety requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. The Lessor shall be responsible for continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set forth in the lease paragraphs and attached General Clauses.

The Premises are described as follows:

- A. Office and Related Space: 1,783 rentable square feet (RSF), yielding 1,606 ANSI/BOMA Office Area (ABOA) square feet of office and related space located on the fourth (4) floor of the Building, as depicted on the floor plan(s) attached hereto as Exhibit B.
- B. Common Area Factor: The Common Area Factor (CAF) is established as 11 percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

1.02 EXPRESS APPURTENANT RIGHTS (SEPT 2011)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

- A. Parking: Five (5) inside structured parking spaces reserved for the exclusive use of the Government. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.
- B. Antennas, Satellite Dishes, and Related Transmission Devices: Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of, all building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease.

1.03 RENT AND OTHER CONSIDERATION (SUCCEEDING) (SEPT 2011)

- A. The Government shall pay the Lessor annual rent, payable monthly in arrears, at the following rates:

	10/23/2013 – 10/22/2018		10/23/2018 – 10/22/2023	
	Annual Rent	Annual Rate/RSF	Annual Rent	Annual Rate/RSF
Shell Rent	\$26,192.27	\$14.69	\$26,192.27	\$14.69
Operating Costs	\$10,812.00	\$ 6.06	\$10,812.00	\$ 6.06
Building Specific Security ²	\$ 1,732.38	\$ 0.97	\$ 0.00	\$ 0.00
Total Annual Rent	\$38,736.65	\$21.72	\$37,004.27	\$20.75

² Building Specific Security Costs are amortized at a rate of 5% percent per annum over five (5) years.

*** Rates may be rounded.

- B. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.
- C. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.
- D. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:
 - 1. The leasehold interest in the Property described in "Paragraph 1.01 The Premises" created herein;
 - 2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;
 - 3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

1.04 TERMINATION RIGHTS (SUCCEEDING) (SEP 2011)

The Government may terminate this Lease, in whole or in parts, at any time effective after October 22, 2018 by providing not less than ninety (90) days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

1.05 DOCUMENTS INCORPORATED IN THE LEASE (SEPT 2011)

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
SECURITY REQUIREMENTS	3	A
FLOOR PLAN(S)	1	B
GSA FORM 3517B GENERAL CLAUSES	48	C
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	10	D

1.06 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (SEPT 2011)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is 1.48583 percent. The percentage of occupancy is derived by dividing the total Government space of 1,783 RSF by the total building space of 120,000 rentable square feet.

1.07 OPERATING COST BASE (SEPT 2011)

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$6.06 per rentable sq. ft (\$10,812.00/annum).

1.08 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEPT 2011)

In accordance with the section entitled "Adjustment for Vacant Premises" if the Government fails to occupy or vacates the entire or any portion of the Leased Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by \$6.73 per ABOA sq. ft. of space vacated by the Government.

1.09 HOURLY OVERTIME HVAC RATES (SEPT 2011)

The following rates shall apply in the application of the clause titled "Overtime HVAC Usage:"

\$55.00 per hour

1.10 ADDITIONAL BUILDING IMPROVEMENTS (SEPT 2011)

The Lessor shall be required to complete the following additional building improvements (e.g., Fire Protection and Life Safety, Seismic, and Energy Efficiency) prior to acceptance of the Space:

- A. Completion of light sensor project in building; to include replacing all switches with motion sensors
- B. New light fixtures in [REDACTED] space
- C. Relamping of 1st floor lobby fixtures

In addition, the Lessor shall be required to complete the following additional building improvements within one-hundred eighty (180) days of lease commencement:

- A. Repainting of [REDACTED] space, including the moving and returning of furnishings, as well as disassembly and reassembly of systems furniture.

B. New carpeting in [REDACTED] space, including the moving and returning of furnishings, including disassembly and reassembly of systems furniture, if necessary.

LESSOR: W6 GOVERNMENT: [Signature]