

**U.S. GOVERNMENT LEASE FOR REAL PROPERTY**

DATE OF LEASE <i>11/29/12</i>	LEASE NO. GS-05B-18707
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THIS LEASE, made and entered into this date by and between

**RAIT REUSS FEDERAL PLAZA, LLC**

whose address is 310 W. Wisconsin Avenue, Suite 1450  
Milwaukee, WI 53203-2264

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 considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:
  - A. A total of 13,611 rentable square feet (RSF), consisting of 11,836 ANSI/BOMA Office Area square feet (ABOA) of space located on the fifth floor at 310 W. Wisconsin Avenue, Milwaukee, WI 53203 as indicated on Attachment F – Floor Plan, to be used for such purposes as determined by the General Services Administration.
  - B. Two (2) reserved parking spaces located at 310 W. Wisconsin Avenue included in the rent.
  - C. In accordance with the SFO paragraph entitled Common Area Factor, the common area factor is established as 1.14997.
  - D. In accordance with the SFO paragraph entitled Percentage of Occupancy, the percentage of Government occupancy is established as 2.3459%.
2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of ten (10) years, five (5) years firm, and beginning upon the substantial completion of the space, and acceptance by the Government as satisfactorily complete. Occupancy is required 60 working days after the Lease Contracting Officer issues the Tenant Improvement Notice to Proceed. The commencement date of this lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Supplemental Lease Agreement upon substantial completion and acceptance of the space by the Government.
3. The Government shall pay the Lessor an annual rent of \$305,550.04 at the rate of \$25,462.50 per month or \$22.45 per RSF in arrears for Years 1-5. In years 6-10, the Government shall pay the Lessor an annual rent of \$283,653.24 at the rate of \$22,637.77 per month or \$20.84 per RSF. Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective.

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

**RAIT REUSS FEDERAL PLAZA, LLC**  
PO BOX 3807  
Carol Stream, IL 60132-3807

4. The Government may terminate this lease in whole or in part at any time after the firm term by giving at least 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.~~

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

All services, utilities, and maintenance of the building and parking lot. Also, as part of the rental consideration, the Lessor shall meet all responsibilities and obligations as defined in this lease.

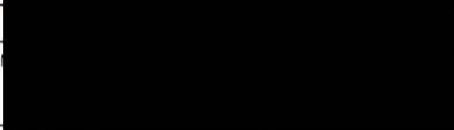
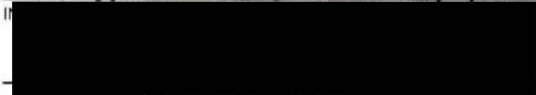
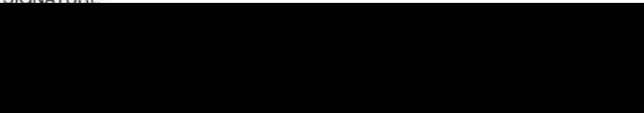
7. The following are attached and made a part hereof:

- A. Attachment to Standard Form 2 consisting of 2 pages;
- B. Solicitation for Offers GS-05B-18707 dated 07/20/2011, consisting of 55 pages;
- C. Specific Requirements Report for EEOC, dated September 14, 2010, consisting of 45 pages;
- D. GSA Form 3517B entitled GENERAL CLAUSES (Rev. 06/08), consisting 33 pages;
- E. GSA Form 3518A entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 01/07), consisting of 7 pages;
- F. Floor plan showing the entirety of the space on the 5<sup>th</sup> floor to be occupied by the tenant, consisting of 1 page;

8. The following changes were made in this lease prior to its execution:

PARAGRAPH 5 ABOVE WAS DELETED.

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

		NAME OF SIGNER
		Joseph T. Weirick
ADDRESS	1310 W. Wisconsin Ave Milwaukee WI 53203	
		NAME OF SIGNER
		Melissa M. K. Ullm
UNITED STATES OF AMERICA		
		NAME OF SIGNER
		LINDA HATTERSLEY
		OFFICIAL TITLE OF SIGNER
		LEASE CONTRACTING OFFICER