LEASE NO. GS-09P-LCA03394

LESSOR: V.P. GOVERNMENT

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

10 Years, 3 Years Term,

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, calculated to be January 20, 2016, along with any applicable termination and renewal rights, shall be more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

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:

Name: Kim Siu
Title: Member Manager
Entity Name: Nabl, LLC
Date: 4/28/2016

WITNESS FOR LESSOR BY:

Name: 
Title: Witness
Date: 4/28/20016

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.
SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (Simplified) (SEP 2013)

The Premises are as described under Exhibit A, Simplified Lease Proposal, GSA Form 1354A.

1.02 IMPRESS APPURTENANT RIGHTS (Simplified) (JUN 2012)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41, CFR Part 102.74, Subpart C, within such areas. The Government may coordinate with Lessee to ensure signage is consistent with Lessee's requirements. Appurtenance to the Premises and included in the Lease are rights to use parking as described under Block 18 of Exhibit A, Simplified Lease Proposal, GSA Form 1354A. In addition, the Lessee shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

1.03 RENTAL CONSIDERATION FOR SIMPLIFIED LEASES (SEP 2013)

In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessee's other obligations set forth herein, the Government shall pay the Lessee annual rent to be computed using the rental rate(s) specified on Exhibit A, GSA Form 1354A and the actual ABIG or EMIA Office Area (ABOA) delivered for occupancy and use by the Government, not to exceed the amount of ABOA square footage stated in the Lease. Payment shall be made monthly in arrears. Rent for a lease period shall be prorated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessee. Rent shall be inclusive of all costs incurred by the Lessee for the construction of Building shell and Tenant Improvements (Ti) specified in the Lease, including those described on Exhibit A, GSA Form 1354A and the Agency Specific Requirements (ASR) attached hereto, all taxes of any kind, and all operating costs. Unless a separate rate is specified on Exhibit A, GSA Form 1354A, rights to parking areas will be deemed included in the rent.

1.04 INTENTIONALLY DELETED

1.05 TERMINATION RIGHTS (Simplified) (JUN 2012)

The Government may terminate this Lease, in whole or in part, after the Firm Term of this Lease by providing not less than 90 days' prior written notice to the Lessee. The effective date of this 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. The Government must provide termination notice no later than 150 days after the last day of the Firm Term.

1.06 INTENTIONALLY DELETED

1.07 DOCUMENTS INCORPORATED IN THE LEASE (Simplified) (SEP 2013)

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

1.08 INTENTIONALLY DELETED

1.09 INTENTIONALLY DELETED

1.10 INTENTIONALLY DELETED

1.11 HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (Simplified) (MAR 2012)

If the Lessee is a qualified HUBZone small business concern (SBIC) that did not waive the price evaluation preference, then as required by 13 C.F.R. 126.700, the HUBZone SBIC must spend at least 60% of the cost of the contract incurred for personnel or its own employees or employees of other qualified HUBZone SBICs and must meet the performance of the work requirements for subcontracting in 13 C.F.R. § 125.6(a). If the Lessee is a HUBZone joint venture, the aggregate of the qualified HUBZone SBIC's in the joint venture, not each concern separately, must perform the applicable percentage of work required by this clause.

If the Lessee is a HUBZone small business concern (SBIC) that did not waive the price evaluation preference, the Lessee shall provide a certification within 10 days after Lease award to the Lessor (or representative designated by the Lessor) that the Lessee was an eligible HUBZone SBIC on the date of award. If it is determined within 20 days after award that a HUBZone SBIC has been awarded the Lease was not an eligible HUBZone.