

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

DATE OF LEASE:

1/14/2011

LEASE No. GS-09B-02738

THIS LEASE, made and entered into this date between ARI Central LP and Danari Central LLC

whose address is: 20951 Burbank Blvd
Woodland Hills, CA 91367-6563

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:
8,856 rentable square feet (r.s.f.), yielding approximately 7,902 ANSI/BOMA Office Area square feet and related space located on the 19th Floor at the 2600 Plaza Building, 2600 N Central Ave., Phoenix, AZ 85004-3050, together with twenty-two (22) structured and reserved parking spaces, as depicted on the attached Site Plan (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. TO HAVE AND TO HOLD the Premises with their appurtenances for the term beginning on the day the space is accepted by the Government as complete and ready for occupancy through the following five (5) year (three (3) years firm) term in accordance with the Paragraph entitled "Acceptance of Space" herein, subject to termination and renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent of \$290,122.56 at the rate of \$24,176.88 per month in arrears for Years 1 through 3 and \$185,976.00 at the rate of \$15,498.00 per month in arrears for Years 4 through 5. Rent for a lesser period shall be prorated. Rent checks shall be payable to:

ARI Central LP and Danari Central LLC
20951 Burbank Boulevard
Woodland Hills, CA 91367-6563
4. The Government may terminate this lease in whole or in part effective any time after the third (3rd) year of this lease giving at least 60 days' prior notice in writing to the Lessor. 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. PARAGRAPH 5 IS INTENTIONALLY OMITTED.

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

LESSOR: ARI Central LP and Danari Central LLC

BY _____

(Signature)

(Signature)

IN PRESENCE OF:

Andrea Myer

(Signature)

(Address)

UNITED STATES OF AMERICA: **GENERAL SERVICES ADMINISTRATION, Public Buildings Service:**

BY _____

Erin H. Wenschel

ERIN WINSCHHEL, CONTRACTING OFFICER, GSA