

DATE OF LEASE:

MAY 28 2010

LEASE # **GS-11B-02188**

THIS LEASE, made and entered into this date between Matomic Operating Co.

Whose address is: c/o Matomic Operating Co.
2122 Massachusetts Avenue, Suite 12
Washington, DC 200008

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 **3,889** BOMA Rentable Square Feet (BRSF) [equivalent to **3,317** ANSI BOMA Office Area Square Feet (BOASF)] of office space on a portion of the 8th floor of the building known as 1717 H. Street NW, Washington, DC 20006 as noted on the attached floor plan and made a part hereof.

To be used for OFFICE AND RELATED PURPOSES.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the TEN (10) YEAR FIRM term beginning on the commencement date determined in accordance with section 3.17 "Construction Schedule of Tenant Improvement" of the SFO # 07-014, and ending Ten (10) YEARS later.

3. The Government shall pay the Lessor an annual rent of **\$145,384.11 (\$37.38 / BRSF (\$37.383417331) which is equivalent to \$43.83 / BOASF)** at the rate of **\$12,115.34** per month in arrears. Rent for a lesser period shall be prorated. The annual rent includes an operating cost base of **\$23,782.89 (\$7.17 / BOASF)** and has real estate taxes, and to amortize a tenant improvement allowance of **\$66,340.00 (\$20.00 / BOASF)** at eight (8) percent per annum. Rent checks shall be made payable to: Matomic Operating Co., 2122 Massachusetts Avenue, Suite 12, Washington, DC 20008. Payment of CPI increases in operating cost and adjustments for real estate taxes shall be paid by the Government in accordance with the SFO # 07-014.

The Government's percentage of occupancy for real estate tax purposes shall be **1.22%** based on **3,889** RSF / **318,085** RSF, subject to confirmation of the rentable areas of the Government-leased space and the entire building.

~~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 day the date of mailing.~~

5. (Intentionally deleted)

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.

a) Prior to substantial completion of the leased premises, Lessor shall submit a Fire Protection & Life Safety Evaluation, Attachment #4, completed by a Certified Fire Protection Engineer (CPFE). The Lessor shall correct all deficiencies and comply with all recommendations identified in the Evaluation, as well as the recommendations and findings of the GSA Fire Protection Engineer Section's review of the Evaluation. Notwithstanding anything in the SFO or its attachments to the contrary, this lease shall not become effective until all deficiencies have been corrected and all recommendations complied with.

LESSOR Matomic GOV'T JD

