

A) All services, improvements, alterations, repairs, and utilities as defined by this lease, including the terms in SFO Number 9DC2260.

B) The annual rent set forth in Paragraph 3 of this Standard Form 2 includes a \$8.59 per BOASF (\$7.33 per BRSF) Tenant Improvement allowance amortized at 0.0% over the firm term equaling \$.86 per BOASF per year (\$.73 per BRSF). The total amount of the Tenant Improvement allowance is \$340,454.67 ("Allowance"). The Government shall be entitled to utilize the Allowance to pay for Tenant Improvements per the SFO performed by the Lessor at the Government's expense. The Government and Lessor shall memorialize close out of the tenant improvement allowance within thirty six (36) months of lease commencement. Any remaining unobligated funds shall be taken as a credit against the next month's rent.

C) The adjustment for vacant premises shall be \$1.26 per BOASF per annum.

D) The shell lease rate is \$28.63 per BOASF (\$24.44 per BRSF), which shall be flat during the firm term of the Lease.

E) The Real Estate Tax Base shall be established and then taxes shall be adjusted annually in accordance with Paragraph 4.2 of SFO Number 9DC2260. The Government's percentage of Occupancy is 22.25% for tax purposes, as calculated 46,429 BRSF/208,655 BRSF. If any tax credit is due to the Government as a result of Lessor's appeal of the tax assessment during the lease term, the credit to the Government will be net of the Government's percentage of occupancy share of the Lessor's reasonable and actual out-of-pocket costs of the appeal.

F) Pursuant to Paragraph 4.1 of SFO Number 9DC2260, the "Common Area Factor" is calculated to be 1.1710, as calculated: 46,429 BRSF/39,648 BOUSF.

G) The base amount for annual operating costs adjustments is \$560,570.00 (\$12.07 per BRSF/\$14.14 per BOASF) which shall be adjusted annually by the CPI in accordance with Paragraph 4.3 of SFO Number 9DC2260.

H) Notwithstanding anything to contrary or the attachments thereto to the contrary, the rate for overtime HVAC services shall be in accordance with the Attachment #1 included herein.

I) Pursuant to paragraph 1.1(B) of SFO Number 9DC2260, the two (2) "Official Government" reserved on-site parking spaces discussed in Paragraph 1 of this Standard Form 2 shall be at no additional charge to the Government and the Lessor shall make available for lease at least twenty (20) unreserved parking spaces. The cost for Unreserved Parking for the Government occupants shall be at the prevailing market rate.

J) Pursuant to Paragraph 3.2(B) of SFO Number 9DC2260, for the construction of the Government's tenant improvements through December 31, 2011 the general contractor's total fees for overhead and profit shall not exceed 7%, the total fees for general conditions shall not exceed 8% and the Lessor's fee shall not exceed 7%.

K) The Lessor, at its sole cost, shall complete all of correction items outlined in the Final Fire Protection and Life Safety Report.

L) If there is any conflict between this SF-2 and the balance of the Lease, the terms specified in this SF-2 shall govern.

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

- A) Exhibit A – Floor plans of leased premises, 3 pages
- B) Solicitation For Offers No. 9DC2260, 51 pages
- C) Pre-Lease Security Plan, 6 pages
- D) Final Fire Protection and Life Safety Report, 31 pages
- E) Rider #1-Fire Protection and Life Safety, 1 page
- E) Attachment #1 – Overtime HVAC Services, 1 page
- F) GSA Form 1217 - Lessor's Annual Cost Statement, 1 page
- G) GSA Form 3517B – General Clauses, 33 pages
- H) GSA Form 3518 – Representations and Certifications; 7 pages
- I) Small Business Subcontracting Plan, 14 pages
- J) Broker Commission Agreement, 3 pages

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

17M Associates

By: 
Raymond A. Ritchey
Executive Vice President

c/o Boston Properties
505 9th Street, NW, Suite 800
Washington, DC 20004

(Address)

Date:  DECEMBER 14, 2010

IN PRESENCE OF: 

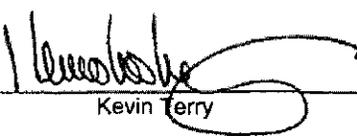
(Signature)

c/o Boston Properties
505 9th Street, NW, Suite 800
Washington, DC 20004

(Address)

UNITED STATES OF AMERICA

GENERAL SERVICES ADMINISTRATION

BY 
Kevin Terry

Contracting Officer
(Official title)