

STANDARD FORM (SF-2)
FEBRUARY 1965 EDITION
GENERAL SERVICES ADMINISTRATION
FPR (41 CFR) 1-16.601

U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE: 11/4/10

LEASE NO: GS-O4B-50112

DUPLICATE
ORIGINAL

THIS LEASE, made and entered into this date by and between PHRM HOLDINGS, LLC

Whose address is: 2 East Bryan Street, Suite 100
Savannah, Georgia 31401

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 total of 1,449 Rentable Square Feet (RSF) of office and related space (1,270 ANSIBOMA Office Area Square Feet (OASF) at 8001 Chatham Center Drive, Savannah, Georgia 31406-1377.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term (10) years, five (5) years firm, subject to termination and renewal rights as may be hereinafter set forth. Landlord shall deliver the Premises within one hundred twenty business days (120) following receipt of the building permit from the City of Savannah.

3. The Government shall pay the lessor annual rent for the entire term, monthly, in arrears, as follows:

TERM	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENT	ANNUAL RENT	PRSF RATE	PUSF RATE
Months 1-60	\$25,988.93	\$8,088.31	\$11,001.17	\$44,498.41	* \$30.71	\$34.78
Months 61-120	\$26,867.16	\$8,088.31	\$0.00	\$34,783.46	\$23.69	\$27.18

* \$30.70835 rounded

The rental rate is subject to the Government's measurement of plans submitted by the Lessor or a mutual on-site measurement of the space and will be based on the rate, per BOMA rentable square feet (PRSF) as noted above, in accordance with Clause 23 (PAYMENT), GSA Form 3617, General Clauses. The lease contract and the amount of rent will be adjusted accordingly. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

PHRM HOLDINGS, LLC
2 East Bryan Street, Suite 100
Savannah, GA 31401

4. The DUNS number for this leasing entity is 08-036-8578

5. The Government may terminate this lease in whole or in part at any time after the fifth lease year by giving at least sixty (60) 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.

LESSOR

Signature: *Richard Mazzoli* Name of Signer: RICHARD MAZZOLINI

ADDRESS

In the Presence of (Signature): *Carol Lawson* Name of Signer: CAROL LAWSON

UNITED STATES OF AMERICA

Signature: *Joseph W. Murphy* Name of Signer: _____

OFFICIAL TITLE OF SIGNER: _____

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PRESCRIBED BY GSA - FPR (41 CFR) 1-16.60

6. The Following are attached and made a part hereof:
- a. Solicitation for Offers OGA2014 dated 7/8/2010 (Pages 1-31, which also includes GSA Form 3517 entitled GENERAL CLAUSES (Rev. 11/05) and GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 1/07).
 - b. Exhibit A – Base Plans
7. Lessor Shall furnish to the Government, as part of rental consideration, the following:
- c. Those facilities, services, utilities, and maintenance in accordance with Solicitation for Offers OGA2014.
 - d. All labor, materials, equipment, design, professional fees, permit fees, inspection fees, utilities, construction drawings (including, without limitation, plans and specifications), construction costs and services and all other similar costs and expenses associated with making the space, common areas, and related facilities ready for occupancy in accordance with the requirements of this lease stated in Solicitation for Offers OGA2014 and the design Intent drawings.
 - e. Build out shall be in accordance with Solicitation for Offers OGA2014 and Government approved design Intent drawings.
 - f. Deviations to the approved space layouts furnished by GSA to the Lessor subsequent to award will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.
8. A total of six (6) parking spaces will be available for government use. Three (3) spaces will be reserved for government vehicles along with three (3) additional surface spaces.
9. The rental set forth in Paragraph 3 of this Lease Agreement is based upon the Lessor providing a tenant improvement allowance of \$45,213.37 to be amortized through the rent over the firm term of the Lease (60 Months) at the rate of 8.0%. Pursuant to this calculation, the portion of the annual rent amortized as annual tenant improvement rental is \$11,001.17 per annum or \$916.76 per month. In accordance with Solicitation for Offers OGA2014 Attachment B, *Tenant Improvements*, the actual cost of Tenant Improvements shall be reconciled and rent adjusted accordingly.
10. In accordance with Solicitation for Offers OGA2014 Attachment A, *Measurement of Space*, the common area factor is established as 1.1329 (1,449 RSF / 1,279 USF).
11. In accordance with Solicitation for Offers OGA2014 Attachment E, *Tax Adjustment*, the percentage of Government occupancy is established as 2.53% (1,449 RSF/ 57,205 RSF).
12. In accordance with Solicitation for Offers OGA2014 Attachment D, *Operating Costs*, the escalation base is established as \$5.59 per rentable square foot per annum.
13. In accordance with Solicitation for Offers OGA2014 Attachment F, *Adjustment for Vacant Premises*, the adjustment is established as \$2.11 per ABOA for vacant space (rental reduction).
14. In accordance with Solicitation for Offers OGA2014, *Overtime Usage*, there is no overtime usage charged for HVAC usage beyond the *Normal Hours* (Solicitation for Offers OGA2014 Part 1, Section B) of operation of 7:00 AM to 5:00 PM. Areas requiring 24/7 HVAC will be provided at no additional cost to the Government.
15. Cleaning services requiring access to the Government's leased space shall be performed during tenant working hours in accordance with Attachment C, *Janitorial*, of Solicitation for Offers OGA2014.
16. "This lease, upon execution, contains the entire agreement of the parties and no prior written or oral agreement, expressed or implied, shall be admissible to contradict the provisions of this lease. Wherever there is conflict between the SF-2 and the Solicitation for Offers OGA2014, the SF-2 shall take precedence."
17. Demised partitions and other partitions are required to be slab to slab and shall be provided by the Lessor in accordance with Solicitation for Offers OGA2014 Attachment I, *Special Requirements*. This cost is included in the tenant Improvements.
18. In no event shall the lessor enter into negotiations concerning the space leased, with representatives of Federal Agencies, other than Contracting Officers and their designated representatives of the General Services Administration.
19. In accordance with the Solicitation for Offers OGA2014, AND Commission Agreement dated July 8, 2010 the Lessor and the Broker have agreed to a SFO cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED] per month rounded, for two (2) months of the lease. The Lessor agrees to pay the Commission less the Commission Credit, to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the

INITIALS: AM LESSOR & gwm GOVT

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rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$3,708.03 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent;

Second Month's Rental Payment \$3,708.03 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent;

Third Month's Rental Payment shall commence in full.

-LAST ITEM-

INITIALS: RM LESSOR [Signature] GOVT