

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE

9/7/2010

LEASE NO.

GS-03B-09477

THIS LEASE, made and entered into this date by and between

RIV FIVE, LLC

whose address is 4600 Wedgewood Boulevard, Suite A  
Frederick, MD 21703-7131

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 consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

27,025 Rentable Square Feet yielding 24,078 ANSI/BOMA Office Area square feet and related space located on the 4th Floor, at the Riverside Five, 8490 Progress Drive, Frederick, MD 21701-4992, together with 125 surface parking spaces

to be used for such purposes as determined by the General Services Administration.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on

See Lease Rider Paragraph 10 through See Lease Rider Paragraph 10 subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of See Lease Rider Paragraph 10

at the rate of See Lease Rider Paragraph 10 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

RIV FIVE, LLC  
4600 Wedgewood Blvd, Suite A  
Frederick, MD 21703-7131

4. The Government may terminate this lease in whole or in part effective at any time after the 5th full year of occupancy by giving at least 120 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.

5. The Lessor shall furnish to the Government, as part of the rental consideration, the following:

A. All services, utilities, maintenance, operations, and other considerations as set forth in this lease.

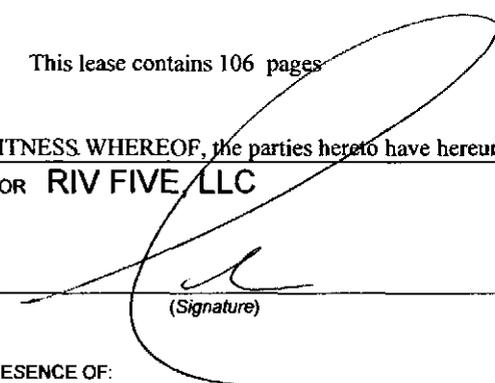
6. The following are attached and made a part hereof:

- A. Rider to Lease GS-03B-09477 (pages 3-5)
- B. Solicitation for Offers # 9MD2198 (pages 6-60)
- C. GSA Form 3517, "General Clauses" version dated rev 11/05 (pages 61-94)
- D. GSA Form 3518, "Representations and Certifications" version dated rev 1/07 (pages 95-101)
- E. LEED-CI (Commercial Interiors) Scorecard (Exhibit A) (page 102)
- F. Form B: [REDACTED] (Exhibit B) (pages 103-105)
- G. Floor Plans (Exhibit C) (page 106)

This lease contains 106 pages

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

LESSOR RIV FIVE LLC

BY  \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

IN PRESENCE OF:

  
\_\_\_\_\_  
(Signature)

**MATAN**  
4600 Wedgewood Blvd  
Suite A  
Frederick, MD 21703  
\_\_\_\_\_  
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE

BY  \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Contracting Officer  
(Official title)





