

**Lease Number:** LMI17993**Date:** 02/13/08

THIS LEASE, made and entered into this date by and between IAC Metro L.L.C., a Delaware limited liability company whose address is c/o International Airport Centers, 1849 Green Bay Road, Suite 410, Highland Park, Illinois 60035,

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:

A total of 7,050 Rentable Square Feet (RSF), yielding 6,879 ANSI/BOMA Usable Square Feet (USF) of office and related space at the following location:

11301 Metro Airport Center Drive  
Suite 160  
Romulus, Michigan 48174

The Government shall have exclusive use of nineteen (19) reserved parking spaces at the above stated property.

- 2) TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on October 1, 2008 through September 30, 2018, subject to termination and renewal rights as may be hereinafter set forth.
- 3) The government shall pay the Lessor annual rent of \$205,649 at the rate of \$17,137.42 per month (\$29.17 per Rentable Square Foot) in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:



- 4) The Government may terminate this lease at any time after the fifth (5<sup>th</sup>) 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:

BELOW PARAGRAPH IS DELETED IN ITS ENTIRETY.

- ~~5) This lease may be renewed at the option of the Government, for the following terms and at the following rentals:~~

~~Such option shall become effective provided notice be given in writing to the Lessor at least          days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.~~

## U.S. Government Lease for Real Property

- 6) The Lessor shall furnish to the Government, as part of the rental consideration, the following:
- A. All labor, materials, equipment, fees, utilities, construction drawings (including without limitations, plans and specifications), construction costs and services and all other costs and expenses related thereto or necessitated thereby in connection with the design, construction, and installation of the building and improvements identified in Solicitation For Offers NO. LMI17993 and its attached Special Requirements.
    - i. Tenant Improvement shall be all alterations for the Government demised area above the building shell buildout. The Tenant Alteration Allowance shall be \$43.28 per ANSI/BOMA Office Area square feet. Such alterations shall be described and identified in the drawings used to construct the Government demised area, as stated in 1.8(E) of SFO No. LMI17993.
    - ii. If it is anticipated that the Government will spend more than the allowance identified above, the Government reserves the right to 1) reduce the tenant improvement requirements, 2) pay lump sum for the overage upon completion and acceptance of the improvements, or 3) increase the rent according to the negotiated amortization rate over the firm term of the lease.
  - B. Services, utilities, maintenances and repair as stated elsewhere in Solicitation For Offers NO. LMI17993.
- 7) The following are attached and made a part hereof:
- A. Solicitation for Offers No. LMI17993
  - B. GSA Form 3516A
  - C. GSA Form 3517
  - D. GSA Form 3518
  - E. GSA Form 1217
  - F. GSA Form 1364A
  - G. ICE Special Requirements
- 8) The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease.
- 9) In accordance with the SFO No. LMI17993, Section 1.13, "Broker Commission and Commission Credit," the Broker has agreed to forgo [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" in the SFO attached to and forming part of this lease. The shell rent 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 rental payments and continue as indicated in this schedule for adjusted Monthly Rent:
- First Month's Rental Payment of \$17,137.42 minus prorated Commission Credit of [REDACTED] equals \$ [REDACTED] adjusted First Month's Rent.
- 10) The following changes were made in this lease prior to its execution:
- PARAGRAPH 5 OF THIS STANDARD FORM 2 HAS BEEN DELETED IN ITS ENTIRETY.

JK

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

Lessor IAC Metro L.L.C., a Delaware limited liability company

BY: Detroit International Airport Investors, LLC,  
a Delaware limited liability company, Managing Member

BY: Principal Real Estate Investors, LLC,  
a Delaware limited liability company, its authorized signatory

Jeffrey M. [Signature]  
(Signature)

Brian Sanford  
(Signature)

IN PRESENCE OF:

Sally A. Long  
(Signature)

[Redacted]  
(Address)

UNITED STATES OF AMERICA

**GENERAL SERVICES ADMINISTRATION**

BY Joanne Ladwig  
(Joanne Ladwig)

Contracting Officer