

DATE OF LEASE

April 30, 2010

LEASE NO
GS-05B-17782

THIS LEASE, made and entered into this date by and between SYLVESTER & VERNAL DEVELOPMENT CO.

whose address is 7087 WEST BLVD, SUITE 10
YOUNGSTOWN, OHIO 44512-4335

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. A total of approximately 11,615 rentable square feet (RSF) consisting of 10,605 ANSI/BOMA Office Area square feet (USF) of space located on the second (2nd) floor of 590 E. Western Reserve Road, Youngstown, Ohio 44514-3667 as indicated on the attached Floor Plan, to be used for such purposes as determined by the General Services Administration.

B. Twenty-seven (27) on-site reserved and secured parking spaces for Government use are included in the rent.

C. In accordance with the SFO paragraph entitled Common Area Factor, the common area factor is established as 1.095%.

D. In accordance with the SFO paragraph entitled Percentage of Occupancy, the percentage of Government occupancy is established as 100%

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of fifteen (15) years, ten (10) years firm, beginning upon the substantial completion of the space and acceptance by the Government as satisfactorily complete. The commencement date of this lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Supplemental Lease Agreement upon substantial completion and acceptance of the space by the Government.

3. The Government shall pay the Lessor annual rent of \$287,819.70 at the rate of \$23,984.98 per month in arrears for Years 1 through 10. The annual rent for Years 11 through 15 will decrease by a rate of \$72,028.15 per year. Accumulated operating cost adjustments and real estate tax adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period of time shall be prorated. Rent shall be made payable to:

SYLVESTER & VERNAL DEVELOPMENT CO.
7087 WEST BLVD, SUITE 10
YOUNGSTOWN, OHIO 44512-4335

4. The Government may terminate this lease at any time after the firm term by giving at least ninety (90) days' notice 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. This lease may be renewed at the option of the Government, for the following terms and at the following rentals: 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~~

INITIALS: LESSOR *[Signature]* & GOVERNMENT *[Signature]*

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

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

B. All responsibilities and obligations as defined in the Solicitation for Offers Number GS-05B-17782 and other attachments to the Lease referenced in Paragraph 7 of this SF-2 form.

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

- U.S. Government Lease For Real Property, Standard Form 2 – 2 pages
- Attachment A (Paragraphs 9 – 27) – 3 Pages
- Solicitation for Offers (SFO No. GS-05B-17782 dated December 10, 2008) — 50 Pages
- Amendment No. 1 to GS-05B-17782 dated December 10, 2008 - 1 page
- Amendment No. 2 to GS-05B-17782 dated March 12, 2009 - 2 pages
- Amendment No. 3 to GS-05B-17782 dated August 7, 2009 - 2 pages
- [REDACTED]
- Form 3517, General Clauses (Rev 11/05) — 34 Pages
- Form 3518, Representations and Certifications (Rev 1/07) — 7 Pages
- Exhibit A, Floor Plans and Site Plan — 3 Pages
- Exhibit B, Legal Description — 1 Page

8. The following changes were made in this lease prior to execution:

Paragraph 5 was deleted in its entirety without substitution.

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

LESSOR SYLVESTER & VERNAL DEVELOPMENT CO.

BY [Signature]
(Signature)

(Signature)

IN PRESENCE OF Cari DeLano
(Signature of Witness)

7087 west blod yo. ch 4451
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY Jean Dawson 4/30/10
JEAN DAWSON

Contracting Officer
(Official title)