

65-03B-12022

LEASE NO. GS-XXX-XXXX

Simplified Lease  
GSA FORM L201A (September 2011)

This Lease is made and entered into between

Lessor's Name Sunshine Market Inc.  
(The Lessor), whose principal place of business is 1482 Highway 315, Wilkes-Barre, PA, 18702-7004 and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(The Government), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

1482 Highway 315, Wilkes-Barre, PA 18702-7006

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein.

LEASE TERM

To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

Six (6) months firm,

subject to termination rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. The commencement date of this Lease, will be established in Supplemental Lease Agreement Number 1, along with any applicable termination and renewal rights, shall more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

Sean Perkowski  
Name: SEAN PERKOWSKI  
Title: SECRETARY  
Date: 12-2-11

FOR THE GOVERNMENT:

Elizabeth McCullough  
Elizabeth McCullough  
Lease Contracting Officer  
Date: 12/3/2011

WITNESSED BY:

Anthony Colonna  
Name:  
Title:  
Date: