STANDARD FORM 2 FEBRUARY 1965 EDITION GENERAL SERVICES ADMINISTRATION FPR (41CFR) 1D16.601	**U.S. GOVERNMENT** **LEASE FOR REAL PROPERTY**
DATE OF LEASE: 4/15/10	LEASE No. GS-09B-02553

THIS LEASE, made and entered into this date between CIMARRON AIRPARK LLC XVI, an Arizona Limited Liability Company

whose address is: 17951 North 100th Street, Scottsdale, Arizona 85255-2505

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:
   7,500 rentable square feet (r.s.f.), yielding approximately 7,290 ANSI/BOMA Office Area square feet and related space located on the 1st Floor at 6335 South Downwind, Mesa, Arizona, 85212, together with 30 surface, reserved and secured parking spaces, along with an adjacent dedicated airport ramp parking space capable of accommodating one (1) large aircraft, as depicted on the attached floorplan (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

2. PARAGRAPH 2 IS INTENTIONALLY OMITTED.

3. PARAGRAPH 3 IS INTENTIONALLY OMITTED.

4. The Government may terminate this lease in whole or in part effective any time after the fifth year of this lease giving at least thirty (30) days' prior notice in writing to the Lessor. 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. PARAGRAPH 5 IS INTENTIONALLY OMITTED.

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

A. The parking space(s) described in Paragraph 1 and parking spaces required by local code.

B. 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 and the Government's approved Design Intent Drawings; provided that the Government shall make payments for lump sum items identified in Paragraph 3.3 of the attachment sheets in the amounts specified therein. Rent is subject to adjustment in accordance with Paragraph 3.3, "Tenant Improvement Rental Adjustment" of the SFO. All cost associated with services, utilities, maintenance, repair, replacement, inspections, improvements and other requirements as required by the Solicitation For Offers No. 9AZ2081 and its attachments.

C. Adequate space for telecommunications antennae and transmission devices in accordance with Paragraph entitled, "Telecommunications: Local Exchange Access," of the Solicitation for Offers.

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

All terms, conditions, and obligations of the Lessor and the Government as set forth in the following:

a) Sheet no. 1 containing Paragraphs 9-18;
b) Sheet no. 2 containing Paragraphs 19-25;
c) Sheet no. 3 containing Paragraphs 26-28;
d) Space and Site Plan (Exhibit "A" 4 pages);
e) The Solicitation For Offers Number 9AZ2081 (pages 1-47) (all references to SFO shall also refer to any Special Requirements);
f) Special Requirements (pages 1-7);
g) GSA Form 3517 (pages 1-33);
h) GSA Form 3518 (pages 1-7);
i) Phoenix-Mesa Gateway Airport Rules and Regulations, January 2008 (cover and pages 1-38)

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

Paragraphs 2, 3 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 28 have been added.

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

LESSOR: CIMARRON AIRPARK LLC XVI

BY _____ _____
(Signature) (Signature)

IN PRESENCE OF:

Patricia A. Siedzik [redacted]
(Signature) (Address)

UNITED STATES OF AMERICA: **GENERAL SERVICES ADMINISTRATION, Public Buildings Service:**

BY Susan Dingal
CONTRACTING OFFICER, GSA

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EXCEPTION TO SF2 APPROVED