

STANDARD FORM 2
(REV. 6/2003)
GENERAL SERVICES
ADMINISTRATION
FPR (41 CFR) 1-16.601

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

MAR 30 2010

LEASE NO.

GS-06P-90060

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

GSA-IRS St. Louis Property, LLC
c/o Bryan Cave LLP

whose address is 211 North Broadway, Suite 3600
St. Louis, Missouri 63102-2750

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:

45,736 BOMA Office Area square feet (as shown on attached Exhibit "A"), or approximately 48,493 rentable square feet of office and related space together with 218 on-site surface parking spaces located at the Building, 1122 Town & Country Commons Drive, Chesterfield, Missouri, 63017-8200.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning no later September 29, 2010. The term of the lease is 10 years, five years firm, subject to termination rights described in paragraph 4 below.

3. The Government shall pay the Lessor annual rent of \$ SEE PARAGRAPH 9 ON SHEET 2A
At the rate of \$ _____ per _____ 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 in whole or in part on or after the initial five-year firm term by giving at least 210 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. This lease may be renewed at the option of the Government, for the following terms and at the following rentals:~~

THIS PARAGRAPH IS DELETED IN ITS ENTIRETY

~~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:

[Handwritten initials] & *[Handwritten initials]*
LESSOR GOVERNMENT

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

All requirements set forth in this Lease including, but not limited to, all building services, supplies, utilities and equipment; heating and air-conditioning; electricity; hot and cold water; window washing; sewer services; elevator service; chilled drinking water; toilet supplies; janitorial services and supplies; initial and replacement lamps, tubes, starters, fuses and ballasts; and any and all other requirements, services, supplies, utilities and equipment, as more specifically set forth in this Lease.

7. The following are attached and made a part hereof:
~~The General Provisions and Instructions~~

Sheets 2A through 2C, Paragraphs 9-32; the Solicitation for Offers (SFO) 9MO2034, pages 1-49; Amendment 1, pages 1-3; GSA Form 3517B, General Clauses, pages 1-33; GSA Form 3518, Representations and Certifications, pages 1-7; Exhibit A, 3 sheets.

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

The words "The General Provisions and Instructions" were deleted in Paragraph 7 above. Paragraph 3 was deleted in its entirety and replaced with Paragraph 9. Paragraph 5 was deleted in its entirety. Paragraphs 9 through 32 have been added.

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

LESSOR **GSA-IRS St. Louis Property, LLC**



Company
Trust

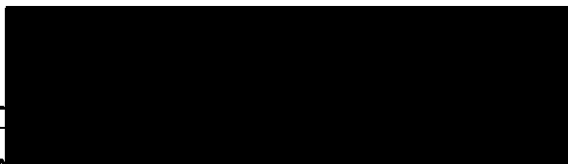
(Address)

(Signature)

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE
Realty Services Division
East Leasing Services Branch

BY



Contracting Officer
(Official title)