

# U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

06/26/2009

LEASE NO.

ADC 02115

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

[REDACTED], a nonprofit corporation existing under the laws of the United States

whose address is

2025 E Street, N.W., Washington, D.C. 20006

and whose interest in the property hereinafter described is that of

(1) a leasehold interest in the Land (as defined in the attached SF2 Addendum) and (2) a fee simple determinable interest in the Building (as defined in the attached Credit Lease General Clauses), 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 agrees as follows:

1. The lessor hereby leases to the Government the following described premises:

Two hundred twenty-three thousand three hundred eighty-five and 06/100 (223,385.06) rentable square feet (measured in accordance with ANSI/BOMA Z65.1-1996) located on the fourth (4th), fifth (5th), sixth (6th), seventh (7th) and eighth (8th) floors of the Building (as defined in the attached Credit Lease General Clauses), including an allocable portion of the common areas of the Building (in accordance with the chart attached as Exhibit H to the attached SF2 Addendum), all as subject to expansion in accordance with the attached SF2 Addendum. The rentable square footage per floor is as follows:

Floor	Rentable Square Feet
4	45,938.17
5	46,026.86
6	45,944.69
7	42,725.33
8	42,750.02

to be used for general office use as described in Section 5 of the SF2 Addendum attached hereto

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on

July 1, 2009 through June 30, 2020, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$ 9,554,179.02 (as adjusted)

at the rate of \$ 42.77 (as adjusted) per rentable square foot in arrears.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

See Wire Transfer Instructions (use ABA No. [REDACTED] for ACH payment).

~~4. The Government may terminate this lease at any time by giving at least \_\_\_\_\_ 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:

two (2) terms of five (5) years at the rentals set forth in the attached SF2 Addendum

provided notice be given in writing to the Lessor at least 36 months 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.

*[Handwritten signature]*  
JEN

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

See attached SF2 Addendum and Credit Lease General Clauses

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

~~The General Provisions and Instructions~~

- 1) SF2 Addendum (including Exhibits A through I)
- 2) Credit Lease General Clauses
- 3) Representations and Certifications
- 4) GSA Form 1217

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

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

LESSOR	
SIGNATURE	SIGNATURE
NAME OF SIGNER	NAME OF SIGNER
IN PRESENCE OF	
SIGNATURE	SIGNATURE
NAME OF SIGNER	NAME OF SIGNER
UNITED STATES OF AMERICA, acting by and through the Administrator of General Services	
SIGNATURE	NAME OF SIGNER
	OFFICIAL TITLE OF SIGNER

STANDARD FORM 2 (REV. 6/2003) BACK

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