

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE

JUN 24 1992

LEASE NO.

GS-11B-20715

THIS LEASE, made and entered into this date by and between 1330 L Street Associates, Limited Partnership

whose address is c/o Bellemead Development Corporation  
4 Becker Farm Road  
Roseland, New Jersey 07068

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:

A total of 179,760 net usable square feet of office and related space, located on the Concourse Level, seventh floor, eighth floor, ninth floor, tenth floor, and the eleventh floor of Franklin Court, 1099 14th Street, NW, Washington, DC, 20005, as shown on the attached floor plans,

to be used for such purposes determined by the General Services Administration (GSA).

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

See Rider No. 1 through See Rider No. 1, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$ See Rider No. 2

at the rate of \$ See Rider No. 2 per See Rider No. 2 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 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: One five (5) year term at the annual rental of \$8,628,480.00, or \$48.00 per net usable square foot, at the rate of \$719,040.00 per month in arrears and a second five (5) year term at the annual rental of \$10,426,080.00, or \$58.00 per net usable square foot, at the rate of \$868,840.00 per month in arrears, in addition to all accrued operating costs and real estate tax escalations,

provided notice be given in writing to the Lessor at least 365 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. Annual adjustment will continue.

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

- A. All services, improvements (with the exception of those items identified as Special Requirements in Addendum No. 1 which shall be paid for separately by the Government), alterations, repairs, and utilities as defined and required in Lease No. GS-11B-20715, including all attachments and riders.
- B. The delivery of the space shall be in accordance with riders to Lease No. GS-11B-20715.
- C. Lessor shall provide eleven (11) on site, reserved, inside parking spaces at no cost to the Government, in accordance with SFO No. 91-067.

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

~~The General Provisions and Instructions (Standard Form 2DA, \_\_\_\_\_ edition)~~

- A. Rider No. 1 (1 page), Rider No. 2 (1 page), Rider No. 3 (5 pages), and Rider No. 4 (1 page).
- B. SFO No. 91-067 (36 pages).
- C. Addendum No. 1 (60 pages), Qualifications to Addendum No. 1 (2 pages), and Addendum No. 2 (2 pages).

(Continued in Rider No. 2)

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

- A. Paragraph No. 4 of this Standard Form 2 has been deleted in its entirety.

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

LESSOR 1330 L Street Associates, Limited Partnership

By: 1330 L Corp., General Partner

BY

ROBERT W. BORD, SENIOR VICE PRESIDENT

IN PRESENCE OF:

(Signature)

(Signature)

CUSHMAN + WAKEFIELD  
1875 EYE ST NW  
WASH. DC 20016

(Address)

UNITED STATES OF AMERICA

(Signed) W.C. Fuller

BY

(Signature)

Contracting Officer, GSA, MVA

(Official title)