

**U.S. GOVERNMENT
LEASE FOR REAL PROPERTY**

DATE OF LEASE: **JUN 21 2006**

LEASE NO. GS-11B-01928

THIS LEASE, made and entered into this date by and between Transwestern Goldstar LLC
whose address is 7501 Wisconsin Avenue
Suite 1360
Bethesda, Maryland 20814.

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:

A total of 165,000 rentable square feet (RSF) of office space (yielding 143,184 BOMA office usable square feet (USF) and related space consisting of 34,699 RSF/29,357 USF on the (#1) First Floor; 65,023 RSF/56,796 USF on the (#2) Second Floor; and 65,278 RSF/57,031 USF on the (#3) Third Floor as shown on the attached floor plans. The Lease also includes 106 fenced parking spaces for official vehicles within the secure perimeter and 20 visitor parking spaces outside the secured fenced perimeter. The space is located at Liberty Park at Tysons, 801 Follin Lane, Vienna, Virginia 22180, to be used for SUCH PURPOSES AS DETERMINED BY THE GOVERNMENT.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on the day which the space is certified by the Government as being complete, accepted and ready for occupancy, as further defined in this Lease, for a ten (10) year firm lease term.
3. The Government shall pay the Lessor annual rent of \$5,525,509.15 at the rate of \$33.49 per rentable square foot (or \$38.59 per BOMA office usable square foot) payable at the rate of \$460,459.10 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

**Transwestern Goldstar LLC
7501 Wisconsin Avenue, Suite 1360
Bethesda, MD 20814**

4. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
 - a. All services, including daytime cleaning, maintenance, alterations, repairs (net of utilities) in accordance with SFO No. 06-009 and all amendments and riders made a part of this Lease.
 - b. All alterations/tenant improvements requirements as specified under the Solicitation for Offers #06-009 and in accordance with the final/approved Construction Drawings.
 - c. The Government's percentage of occupancy for the purpose of calculating real estate tax adjustments is 83%.
 - d. The Common Area Factor of this building and this lease is determined to be 1.1523553%.
 - e. Upon acceptance of all space, the Government shall issue a Supplemental Lease Agreement stating the rent commencement date.
 - f. The Base Operating Cost for this lease is \$780,276.51 and is subject to annual CPI escalations as further defined in this Lease.
5. Paragraph #5 was deleted in its entirety.

LESSOR 

GOVT 

EXCEPTION TO SF2 APPROVED GSA/IRMS 12D89

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

- Solicitation For Offers (SFO) No. 06-009 and Attachment #1 Rate Structure-REVISED FINAL PROPOSAL (3/13/2006) (60 pages)
- Lease Rider No. 1 (2 pages)
- GSA Form 1217, Lessor Annual Cost Statement (4 pages)
- GSA Form 1364, Proposal to Lease Space (2 pages)
- GSA Form 3516, Solicitation Provisions (6 pages)
- GSA Form 3517B, General Clauses(30 pages)
- GSA Form 3518, Representations and Certifications (7 pages)
- Standard Form 294, Small Business Subcontracting Plan (16 pages)
- Architectural Floor Plans (6 pages)
- Quality and Appearance of Building Exterior Drawing (2 pages)
- Design and Construction Schedule (3 pages)
- Building Operating Plan (5 pages)

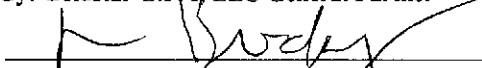
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: Transwestern Goldstar LLC

By: 801 Follin Lane Associates, LLC

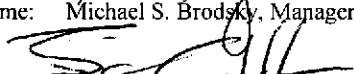
By: Goldstar Real Estate Fund I, L.P.

By: Goldstar G.P. I, LLC General Partner


Name: Michael S. Brodsky, Manager

BY MICHAEL BRODSKY

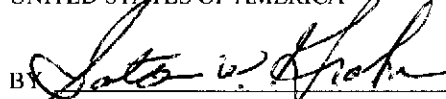
IN PRESENCE OF


Name:


Address



UNITED STATES OF AMERICA

BY 
Santoni Graham

TITLE Contracting Officer, GSA, NCR, PBS, RED