

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE:

1/30/09

LEASE NO. GS-05B-17663

THIS LEASE, made and entered into this date by and between Lazer Realty Group, Inc. whose address is 4440 S. High School Road, Suite F, Indianapolis, Indiana 46241 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:

11,214 rentable square feet of flex space yielding 9,752 ANSI BOMA office area square feet of space; The breakdown of this space is as follows: approximately 5,582 square feet of office space and 3,900 square feet of warehouse space. Eleven (11) secure parking spaces will be included in the rent.
2. The estimated term of this lease of the premises with their appurtenances shall commence on 7/1/2009, and terminate on 6/30/2019, subject to termination and renewal rights as may be hereinafter set forth.
3. The Lessor shall furnish to the Government, as part of the rental consideration all services, utilities, maintenance of systems, including parking area, janitorial services, and space improvements as noted and as specified in Solicitation for Offers No. GS-05B-17663 inclusive of all attachments. Also, as part of the rental consideration, the Lessor shall meet all responsibilities and obligations as defined in the Solicitation For Offers No. GS-05B-17663 as amended, and other attachments to the lease referenced in Paragraph 9 below.
4. This contract was formed as a result of the Government's acceptance of the Lessor's Best and Final Offer dated October 17, 2008, under SFO GS-05B-17663. This lease reflects the terms and conditions of the accepted Best and Final Offer.
5. The Government shall pay Lessor rent of as follows: Year 1-\$267,910.74; year 2-\$271,804.93; year 3-\$275,902.53; year 4-\$280,205.00; year 5-\$284,722.60; year 6-\$234,068.92; year 7-\$239,049.57; year 8-\$244,279.26; year 9-\$249,770.43; year 10-\$255,536.16. Rent for a lessor period shall be prorated. The Government may terminate this lease at any time after the firm term by giving at least 60 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.
6. The rental rate is subject to escalations for real estate taxes as outlined in paragraphs Tax Adjustment 3.4 of the Solicitation for Offers and in paragraph 7 below. Rent checks shall be made payable to:

Lazer Realty Group, Inc.
4440 S. High School Road
Suite F
Indianapolis, IN 46241
7. In lieu of future operating cost, the annual rental shall be adjusted in accordance to paragraph 5 above. However, the base for operating costs are \$6.69 per rentable square foot. The estimated base cost for real estate taxes under the provision of paragraph 3.4 of the Solicitation for Offers shall be \$2.76 per rentable square foot.

8. The total percentage of office space occupied by the Government under this lease is 100%. Tax Adjustments provided in accordance with paragraph 3.4 of the Solicitation for Offers shall be based upon this percentage. The Government's obligation for tax escalation will include increases, if any, in taxes paid for the calendar in which the lease is either terminated or expires. The Government's obligation will be based on its percentage of occupancy and the year the lease is terminated or expires. The total rentable square foot area in the building is 11,214 square feet.
9. The following documents comprise this lease, and are included or attached and made a part hereof: This Standard Form 2 (SF2); attachment to the SF2 consisting of Paragraphs 10 through 24 on pages numbered 3 and 4; Solicitation for Offers No. GS-05B-17663 ("SFO") consisting of pages 1-44; Agency Space Specifications consisting of 47 pages; GSA form 1217 consisting of 2 pages, GSA form 3517B (REV 11/05) consisting of 33 pages; GSA Form 3518 (REV 1/07) consisting of 7 pages; and a site plan consisting of one page identifying the space in which the Government will occupy, known at Attachment No. 1.
10. The date of 7/1/2009 mentioned in Paragraph 2 above is the estimated commencement date. If the actual date of completion of the space is different from 7/1/2009 then the actual effective date will be established by Supplemental Agreement to the lease. The lease will then be in effect for ten (10) years, 5 years firm thereafter, computed from the actual effective date.
11. The anniversary date for adjustment under paragraph 3.4 of the Solicitation for Offers shall be adjusted to coincide with any revised actual effective date.
12. Lessor will prepare the space according to GSA's approved layout drawings. The Lessor will complete construction of the premises inclusive of tenant improvements within one hundred twenty (120) days of receiving the notice to proceed from the Government.
13. Overtime utilities usage of the HVAC system shall be at a rate of \$35.00 per hour. Normal business hours are Monday through Friday from 8:00 am to 6:00 pm.

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

LESSOR

BY


(Signature)

(Signature)

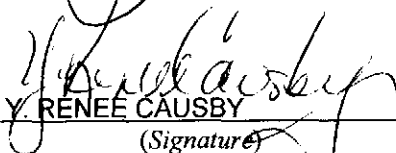
IN PRESENCE OF:


(Signature)

(Address)

UNITED STATES OF AMERICA acting by the GENERAL SERVICES ADMINISTRATION

BY


Y. RENEE CAUBY
(Signature)

Contracting Officer
(Official title)