

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

3/1/2010

LEASE NO.
GS-05B-18182

THIS LEASE, made and entered into this date by and between Ohio Building Company, Ltd.

whose address is 420 Madison Avenue, Suite 103
Toledo, Ohio 43604

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. A total of 10,000 rentable square feet (RSF) consisting of 9,000 ANSI/BOMA Office Area square feet (USF) of space located on the seventh (7th) floor of the Ohio Building, 420 Madison Avenue, Toledo, Ohio 43604 as indicated on the attached Floor Plan, to be used for such purposes as determined by the General Services Administration.
 - B. Nine (9) on-site reserved surface parking spaces are included in the rent.
 - C. In accordance with the SFO paragraph 4.1.C. entitled Common Area Factor, the common area factor is established as 1.11%.
 - D. In accordance with the SFO, the percentage of Government occupancy is established as 7.485%.
2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of ten (10) years, five (5) years firm, beginning upon the substantial completion of the space and acceptance by the Government as satisfactorily complete. The commencement date of this lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Supplemental Lease Agreement upon substantial completion and acceptance of the space by the Government.
3. The Government shall pay the Lessor annual rent of \$267,800.00 at the rate of \$22,316.67 per month in arrears for Years 1-10. Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period of time shall be prorated. Rent checks shall be made payable to:

Ohio Building Company, Ltd.
420 Madison Avenue, Suite 103
Toledo, Ohio 43604
4. The Government may terminate this lease at any time after the firm term by giving at least sixty (60) days' notice 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: provided notice be given in writing to the Lesser 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

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

A. All services, utilities, maintenance and other operations as set forth elsewhere in this lease.

B. All responsibilities and obligations as defined in the Solicitation for Offers Number GS-05B-18182 and other attachments to the Lease referenced in Paragraph 7 of this SF-2 form.

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

U.S. Government Lease For Real Property, Standard Form 2 – 2 pages

Attachment A (Paragraphs 9 – 26) – 3 Pages

Solicitation for Offers (SFO No. GS-05B-18182 dated January 13, 2010) — 48 Pages

Form 3517B, General Clauses (Rev 11/05) — 33 Pages

Form 3518, Representations and Certifications (Rev 1/07) — 7 Pages

Exhibit A, Floor Plan — 1 Page

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

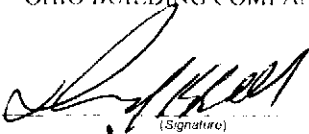
Paragraph 5 was deleted in its entirety without substitution.

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

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LESSOR OHIO BUILDING COMPANY, LTD

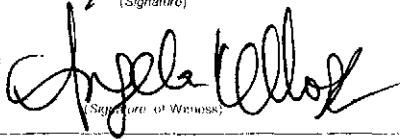
BY



(Signature)

(Signature)

IN PRESENCE OF



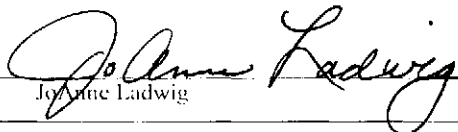
(Signature of Witness)

420 Madison Ave, Toledo, OH 43604

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY



Joyanne Ladwig

Contracting Officer

(Address)