

U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

AUG 12 2010

LEASE NO.

GS-06P-90117

THIS LEASE, made and entered into this date by and between **Mid-America Investment Co.,**

whose address is 4700 Westown Parkway, Suite 303
West Des Moines, IA 50266-6728

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 15,551 rentable square feet (RSF) of office and related space, which yields 13,647 ANSI/BOMA Office Area square feet (USF) of space at 1501 50th Street, West Des Moines Iowa 50266 (Building 1 of Regency West) to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are seventy three (73) on-site parking spaces for the exclusive use of Government employees and patrons.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on the date the Government accepts the premises as substantially complete and continuing for 10 years with Seven (7) years firm, subject to termination and renewal rights as may be hereinafter set forth. The Lessor shall deliver the premises to the Government substantially complete no later than one hundred and eighty (180) days subsequent to the Government's approval of design intent drawings.

3. The Government shall pay the Lessor monthly in arrears in accordance with the following table:

Months	Annualized				Total Monthly Rent
	Shell	Cost of Services	Tenant Improvement Allowance	Total Annual Rent	
1-84	\$ 195,476.07	\$ 79,466.61	\$ 74,668.59	\$ 349,611.27	\$ 29,134.27
85-120	\$ 186,767.51	\$ 79,466.61	\$ -	\$ 266,234.22	\$ 22,186.19

Rent shall be adjusted in accordance with the provisions of the Solicitation For Offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

MID-AMERICA INVESTMENT CO
4700 WESTOWN PARKWAY, SUITE 303
WEST DES MOINES, IA 50266-6728

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

LESSOR Mid-America Investment Co.

SIGNATURE LESSOR NAME

NAME OF SIGNER

Carolyn Helmlinger

Carolyn Helmlinger

ADDRESS 4700 Westown Parkway, ste 303, West Des Moines, IA 50266

IN THE PRESENCE OF (SIGNATURE)

NAME OF SIGNER

Dean Weitenhagen

Dean Weitenhagen

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER

Lauren M. Dobson

Lauren M Dobson

OFFICIAL TITLE OF SIGNER

Lease Contracting Officer

4. The Government may terminate this lease in whole or in part at any time after the 7th year by giving at least ninety (90) 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. The Lessor shall furnish to the Government, as part to the rental consideration, the following:
 - A. Those facilities, services, supplies, utilities, and maintenance in accordance with SFO 8IA2113 dated 2/23/09
 - B. Build out in accordance with standards set forth in SFO 8IA2113 dated 2/23/09, and the Government's design intent drawings. The Government's design intent drawings shall be developed subsequent to award.
 - C. Deviations to the Government's design intent drawings will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.
6. The following are attached and made a part hereof:
 - A. Solicitation for Offers 8IA2113
 - B. GSA Form 3517 entitled GENERAL CLAUSES (Rev. 11/05)
 - C. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 1/07)
 - D. Attachment A – Base Plans
7. Rent includes a Tenant Improvement Allowance of \$522,680.10 to be amortized through the rent over the firm term of the Lease (84 months) at the rate of 0%. In accordance with SFO paragraph 3.2, *Tenant Improvements Rental Adjustment*, the actual cost of Tenant Improvements shall be reconciled and rent adjusted accordingly.
8. In accordance with SFO paragraph 4.2 B.9, *Percentage of Occupancy*, the percentage of Government occupancy is established as 22.32% (15,551 RSF / 69,664 RSF)
9. In accordance with SFO paragraph 4.3, *Operating Costs Base*, the escalation base is established as \$79,466.61 per annum.
10. In accordance with SFO paragraph 4.1, *Common Area Factor*, the common area factor is established as 1.1395 (15,551 RSF / 13,647 USF).
11. In accordance with SFO Paragraph 4.6, *Overtime Usage*, the rate for overtime usage is established as \$10.00 per hour for the entire space or any portion thereof.
12. All information submitted by the Lessor during negotiations, including but not limited to plans renderings, specifications, etc. are incorporated by reference.
13. The Lessor hereby waives restoration as a result of all improvements.
14. Commission and Commission Credit:
Please make note commission and credit to be revised once final TI has been received.

Commission and Commission Credit –The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] per for the term value of this lease less Tenant Improvement costs. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$29,134.27 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent

Second Month's Rental Payment \$29,134.27 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent

INITIALS:

CHA
LESSOR

&

JMD
GOVT