

US GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

April 30, 2009

LEASE NO.

GS-07B-16566

THIS LEASE, made and entered into this date by and between ABEC GROUP, INCORPORATED

Whose address is 2315 IDLEWOOD DRIVE
ARLINGTON, TX 76014

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 7,821 rentable square feet (RSF) of office and related space, which yields 7,130 ANSI/BOMA Office Area square feet (USF) of space in a building to be constructed at the 100 Block of MBL Bank Drive, Minden, LA 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 36 parking spaces for exclusive use of Government employees and patrons.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning upon completion and acceptance of the work required by this lease and continuing for a period of fifteen (15) years, with a firm term of ten (10) years, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$309,639 (\$39.59/RSF - \$43.43/USF) at the rate of \$25,803.25 per month in arrears for years 1-10. The total annual rent is comprised of annual shell rent of \$223,408.84 (\$28.57/RSF - \$31.33/USF); annual operating expenses of \$49,534.00 (\$6.33/RSF - \$6.95/USF); and annual amortized tenant improvements of \$36,696.16 (\$4.69/RSF - \$5.15/USF).

The Government shall pay the Lessor annual rent of \$309,639 (\$39.59/RSF - \$43.43/USF) at the rate of \$25,803.25 per month in arrears for years 11 - 15. The total annual rent is comprised of annual shell rent of \$260,105.00 (\$33.26/RSF - \$36.48/USF) and annual operating expenses of \$49,534.00 (\$6.33/RSF - \$6.95/USF).

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

ABEC GROUP, INCORPORATED
2315 IDLEWOOD DRIVE
ARLINGTON, TX 76014

4. The Government may terminate this lease in whole or in part at any time on or after the tenth year 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.

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

ABEC GROUP, INCORPORATED

BY

Steve Bed
(Signature)

President
(Title)

IN PRESENCE OF

Kim Kupp
(Signature)

UNITED STATES OF AMERICA

BY

Kelly Hantz
(Signature)

Contracting Officer, General Services Administration

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 8LA2063 dated June 12, 2008 and amended August 18, 2008.
 - B. Build out in accordance with standards set forth in SFO 8LA2063 dated June 12, 2008 and amended August 18, 2008, and the Government's design intent drawings. Government space plans shall be developed subsequent to award. All tenant alterations to be completed by the lease effective date identified under Paragraph 2 above. Lease term to be effective on date of occupancy, if different from the date identified in Paragraph 2. The Lessor hereby waives restoration.
 - C. Deviations to the approved 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 8LA2063 dated June 12, 2008 and Amendment 1 dated August 18, 2008
 - B. [REDACTED] Special Requirements
 - C. GSA Form 3517 entitled General Clauses (Rev. 11/05)
 - D. GSA Form 3518 entitled Representations and Certifications (Rev. 1/07)
 - E. Legal description and Ownership, Exhibit A
 - F. Proposed Floor Plan, Exhibit B
 - G. Supplemental Requirements (Rev. 12/08)

7. In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$252,046.00 (\$35.35 x 7,130 USF) shall be amortized through the rent for years 1-10 at the rate of 8.00%. The total annual cost of Tenant Improvements for the amortization period shall be \$36,696.16.

8. In accordance with the SFO paragraph entitled *Percentage of Occupancy*, the percentage of Government occupancy is established as 100%.

9. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$6.33/RSF (\$49,534.00/annum).

10. In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.096914 (7,821 RSF/7,130 USF).

11. In accordance with the SFO paragraph entitled *Adjustment for Vacant Premises*, the adjustment is established as \$2.50/USF for vacant space (rental reduction).

12. In accordance with the SFO Paragraph entitled *Overtime Usage*, overtime shall be provided at no additional cost to the Government.

13. The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. 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 of \$25,803.25 minus one half of the Commission Credit [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment of \$25,803.25 minus one half of the Commission Credit [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

14. The Lessor hereby waives restoration.

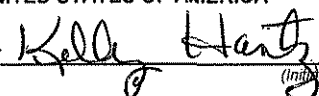
LESSOR

BY


(initial)

UNITED STATES OF AMERICA

BY


(initial)