

# US GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

11/16/10

LEASE NO. LLA16768

THIS LEASE, made and entered into this date by and between Bluebonnett Centre I

Whose address is

308 E Pearl St Ste 200  
Jackson, MS 39201-3420

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 6,374 rentable square feet (RSF) of office and related space, which yields 5,358 ANSI/BOMA Office Area square feet (USF) of space at Bluebonnett Centre, located on the second floor at 9100 Bluebonnett Centre in Baton Rouge, Louisiana 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 5 reserved 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 that will be determined by supplemental lease agreement upon acceptance of this lease and continuing for a period of ten (10) years, with a firm term of five (5) years subject to termination and renewal rights as may be hereinafter set forth. The actual Lease commencement will be established in a Supplemental Lease Agreement at a later date.

3. The Government shall pay the Lessor annual rent of \$145,391.00 in arrears for years 1 - 5, which includes annual operating costs of \$35,927.00; and annual amortized tenant improvements of \$13,919.62.

For years 6-10 the Government shall pay the Lessor annual rent of \$131,485.32 in arrears for years 6 - 10, which consists of annual shell rent of \$95,558.32 annual operating costs of \$35,927.00.

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

Bluebonnett Centre I  
C/o Engel Realty Company, LLC  
951 18<sup>th</sup> St. South Suite 200  
Birmingham, AL 35205

4. The Government may terminate this lease in whole or in part at any time on or after the fifth (5th) year, the date at which the firm term starts is established in Paragraph 2., 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. The date upon which the entire 6,374 RSF is accepted for occupancy after completion of all Tenant Improvements will be the date used to begin timing for the five year firm term.

5. ~~This lease may be renewed at the option of the Government for the following rentals:~~

~~Provided notice is given in writing to the Lessor 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 first day after the date of mailing.~~

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6. 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 6LA0248 dated June 25, 2008 as amended July 8, 2008, July 11, 2008, April 21, 2009, April 28, 2009 and July 1, 2009.
  - B. Build out in accordance with standards set forth in SFO 6LA0248 dated June 25, 2008 as amended July 8, 2008, July 11, 2008, April 21, 2009, April 28, 2009 and July 1, 2009, 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 and shall be established by a Supplemental Lease Agreement (SLA). 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.
7. The following are attached and made a part hereof:
- A. Solicitation for Offers 6LA0248 dated June 25, 2008 as amended July 8, 2008, July 11, 2008, April 21, 2009, April 28, 2009 and July 1, 2009
  - B. Amendment #1 dated July 8, 2008, Amendment #2 dated July 11, 2008, Amendment #3 April 21, 2009, Amendment #4 April 28, 2009, and Amendment #5 July 1, 2009
  - C. GSA Form 3517 entitled GENERAL CLAUSES (Rev. [11/05])
  - D. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. [1/07])
  - E. Legal Description labeled Attachment "A"
  - F. Floor Plans
8. The following changes were made in this lease prior to its execution:
- Paragraph 5. is deleted. Paragraphs nine (9) through twenty-five (25) are added.
9. The lease is subject to Real Estate Tax reimbursement. For tax adjustments, the percentage of occupancy is 8.89%. The base tax year statement will be submitted within 60 calendar days after Lessor's payment of taxes to establish the base tax year. In accordance with the SFO paragraph entitled *Percentage of Occupancy*, the Government shall occupy 8.89% of the building. This is based on a rentable area of the demised premises of 6,374 RSF divided by an entire building size of 71,656 RSF.
10. In accordance with the SFO paragraph entitled *Operating Costs Base*, the escalation base is established as \$5.63/RSF (\$35,927.00 /annum).
11. In accordance with the SFO paragraph entitled *Common Area Factor*, the common area factor is established as 1.19 (6,374 RSF/5,358 USF).
12. Should the Government fail to utilize or occupy the facility, the Government shall remain responsible for the payment of the rental, subject to an Adjustment For Vacant Space. In accordance with paragraph 3.14 of the Solicitation, the Adjustment for Vacant Space is established at \$0.71 per rentable square foot of space.
13. In accordance with the SFO Paragraph 7.2 entitled *Normal Hours; Services, utilities, and maintenance shall be provided daily, extending 7:00 a.m. to 5:00 p.m. except Saturdays, Sundays, and federal holidays*. The Lessor will not charge overtime on those days during those hours. In accordance with the SFO Paragraph 7.3 entitled *Overtime Usage*, the rate for overtime usage is established as \$35.00 per hour for the entire premises.
14. With reference to SFO Paragraph 9.14 *Shatter Resistant Window Protection Requirements* this clause is hereby deleted and no longer required nor a part of the SFO document.
15. With reference to SFO Paragraph 9.16 *Security Design Criteria* this clause is hereby deleted and no longer required nor a part of the SFO document.
16. With reference to SFO Paragraph 9.17 *Security Design Criteria: Façade Protection* this clause is hereby deleted and no longer required nor a part of the SFO document.
17. With reference to SFO Paragraph 9.18 *Security Design Criteria: Shatter-Resistant Windows* this clause is hereby deleted and no longer required nor a part of the SFO document.
18. With reference to SFO Paragraph 9.19 *Security Design Criteria: HVAC* this clause is hereby deleted and no longer required nor a part of the SFO document.

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19. With reference to SFO Section 10.0 and 10.1 Special Requirement - All references to sink, lab and library space are hereby deleted and no longer a required part of the SFO document.

20. The Lessor and Avant Properties as co-broker with The Crown Partnership, Inc. 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 first [REDACTED] of the entire commission shall be due upon Lease award and the remaining [REDACTED] less the commission credit shall be due upon acceptance of the space by the Government. 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 rent shall commence with the first full month of the rental payments and continue until fully recaptured.

21. All questions pertaining to this lease shall be referred to the Contracting Officer of the General Service Administration (GSA) of his or her designees. The Government occupant is not authorized to administer this lease and GSA assumes no responsibility for any cost incurred by the Lessor except as provided by the terms of this Lease or any other cost authorized in writing by the GSA Contracting Officer. The Lessor will not be reimbursed for any services not provided for in this Lease, including but not limited to: repairs, changes in scope of work, alterations and overtime services with out the written authorization of a Contracting Officer. Additionally, rental will not be paid for occupancy in whole or in part except for the term specified herein.

22. In accordance with the SFO paragraph 1.9A. The tenant improvement allowance is \$60,000 which shall be amortized through the rent for 5 year at a rate of 6%. The total annual cost of Tenant Improvements for the amortization period shall be \$13,919.62. Annual tenant improvements amortized payments will begin upon completion of all tenant improvements to 6,374 RSF.

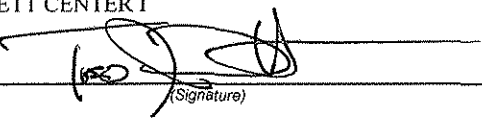
23. It is mutually agreed to between the parties that the Lessor shall build out the space in accordance with the Solicitation for Offers and the Government approved Design Document. All questions concerning this lease shall be referred to the Contracting Officer of the General Services Administration (GSA) or his designee. The Government occupant is not authorized to administer the lease and GSA assumes no responsibility for any cost incurred by the Lessor except as provided by the terms of this lease or authorized in writing by the Contracting Officer or his designee.

24. The Lessor shall not be reimbursed for any services not provided for in the lease, including but not limited to repairs, alterations, or overtime services, nor will any rental be paid for occupancy, in whole, or in part, except as provided for in this lease.

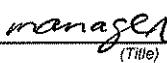
25. The Government reserves the right to install and maintain its own security system. The system shall remain the property of the Government and the Lessor shall waive all rights of restoration as it pertains to the system.

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

LESSOR  
BLUEBONNETT CENTER I

BY  (Signature)

IN PRESENCE OF

 (Title)

UNITED STATES OF AMERICA

BY  (Signature)

MARY L. HEWSON  
Contracting Officer, General Services Administration  
(Official Title)