

U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE	LEASE NO.
	GS-08P-14510

THIS LEASE, made and entered into this date by and between RAMSIP, LLC

Whose address is 3075 Janitell Road
Suite 200
Colorado Springs, CO 80906-4191

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 12,180 rentable square feet (RSF) of warehouse and related space, which yields 12,180 ANSI/BOMA Office Area square feet (USF) of space at 3075 Janitell Road, Colorado Springs, CO 80906-4191 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 2 parking spaces for exclusive use of the Government employees and patrons. 2 surface parking spaces are included in the rent at a cost of \$0 per space per annum.

* The common area factor for the leased premises occupied by the Government is established as 1.00.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of 5 years beginning upon the substantial completion of the space, and acceptance by the Government as satisfactorily complete. The commencement date of this lease 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 \$105,357.00 at the rate of \$8,779.75 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

RAMSIP, LLC
3075 Janitell Road, Suite 200
Colorado Springs, CO 80906-4191

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

LESSOR

SIGNATURE
RAMSIP, LLC

Ramiza Sipilovic

NAME OF SIGNER

RAMIZA SIPILOVIC

ADDRESS

3075 JANITELL RD STE 200 CO SPRGS CO 80906

IN THE PRESENCE OF (SIGNATURE)

[Signature]

NAME OF SIGNER

Richard J Klaus

UNITED STATES OF AMERICA

SIGNATURE

[Signature]

NAME OF SIGNER

DEMI CHAVEZ

OFFICIAL TITLE OF SIGNER

CONTRACTING OFFICER

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[Signature]

4. The Government may terminate this lease in whole or in part at any time after 2 years following the Lease effective date 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.
5. The following are attached and made a part hereof:
 X - A. Standard Form 2, 2 pages;
 X - B. Rental Schedule, Page 2;
 X - C. GSA Form 3626 - Short Form Lease LCO14510, 2 pages;
 X - D. Attachment #1 - SFO Clauses, 11 pages;
 X - E. Attachment #2 - Minimum Security Standards, 2 pages;
 X - F. GSA Form 3517 entitled GENERAL CLAUSES (Rev. 11/05), 2 pages;
 X - G. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 1/07), 7 pages;
6. In accordance with the SFO paragraph entitled Operating Costs, the base is established as \$28,998.99 per annum.
7. In accordance with the SFO paragraph entitled Tax Adjustment, the base is established as \$10,686.53 per annum. The leased premises occupied by the Government for real estate tax adjustments is established as 40.65% (see also the "Percentage Occupancy" definition of the lease).
8. The Adjustment for Vacant Premises is established as \$0.00 per USF (usable square foot) for vacant space (rental reduction).
9. In accordance with the GSA Form 3626, Part II.C.7 entitled HVAC Overtime, overtime shall be provided at no additional cost to the Government.

In any event, no overtime HVAC will be charged for the normal building hours of 7:00am to 6:00pm, Monday through Friday.

10. RENTAL SCHEDULE

Year	Rentable SF	Base Rent	Taxes*	Operating Rent **	TI	Annual Rent
1	12,180.00	\$65,671.48	\$10,686.53	\$28,998.99	\$0.00	\$105,357.00
2	12,180.00	\$65,671.48	\$10,686.53	\$28,998.99	\$0.00	\$105,357.00
3	12,180.00	\$65,671.48	\$10,686.53	\$28,998.99	\$0.00	\$105,357.00
4	12,180.00	\$65,671.48	\$10,686.53	\$28,998.99	\$0.00	\$105,357.00
5	12,180.00	\$65,671.48	\$10,686.53	\$28,998.99	\$0.00	\$105,357.00

* Taxes are reimbursed or credited according to Paragraph 1 of Attachment #1, titled "Tax Adjustment"

** Operating Rent is adjusted according to Paragraph 2 of Attachment #2, titled "Operating Costs"

INITIALS:


LESSOR

&


GOVT

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