

# U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

2/2/11

LEASE NO.

GS-08B-14567

THIS LEASE, made and entered into this date by and between Hunter Business Park, LLC, d/b/a I-225 Business Park

Whose address is

18881 Von Karman Ave.  
Suite 800  
Irvine, CA 92612-1671

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 11,500 rentable square feet (RSF) of office and related space, which yields 11,500 ANSI/BOMA Office Area square feet (ABOA) of space located at

I-225 Medical and Business Park  
1390 S. Potomac  
Aurora, CO 80012-4529

as indicated on the attached Floor Plan, 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 thirty (30) parking spaces for exclusive use of the Government employees and patrons.

\* The common area factor for the leased premises occupied by the Government is established as 1.00 (see paragraph 4.1.C "Common Area Factor" of the SFO).

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of 5 years beginning on March 17, 2011 and terminating on March 16, 2016. Any applicable termination and renewal rights shall more specifically be set forth later in the Lease.

3. The Government shall pay the Lessor annual rent of \$172,500.00 at the rate of \$14,375.00 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Hunter Business Park, LLC, d/b/a I-225 Business Park  
18881 Von Karman Ave.  
Suite 800  
Irvine, CA 92612-1571

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

LESSOR

SIGNATURE Hunter Business Park, LLC, d/b/a I-225 Business Park

NAME OF SIGNER

Jack W. Carr

ADDRESS

18881 VON KARMAN AVE., SUITE 800, IRVINE, CA 92612-1571

IN THE PRESENCE OF (SIGNATURE)

NAME OF SIGNER

Anna-Lisa Lonner

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER

Tanya Burks

OFFICIAL TITLE OF SIGNER

Lease Contracting Officer

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Prescribed by

4. The percentage of the premises leased by the Government is established as 7.97% (11,500 RSF Leased / 144,330 Total Building RSF). Current tax base for the entire building is established at \$296,123.00. The Government's portion is 7.97% or \$23,601.00. Taxes are included in the total annual rent as stated above in Paragraph 3 of the SF2. No tax adjustments shall be made throughout the life of the lease.
5. Operating Costs are established at \$40,940.00 per annum. Operating Costs are included in the total annual rent as stated above in Paragraph 3 of the SF2. No CPI adjustments to the Operating Costs shall be made throughout the life of the lease.
6. In accordance with the SFO paragraph entitled *Adjustment for Vacant Premises*, the adjustment is established as \$0.00 per USF for vacant space (rental reduction).
7. In accordance with the SFO Paragraph entitled *Overtime Usage*, overtime shall be provided at no additional cost to the Government.
8. The following are attached and made a part hereof:
  - X - A. Standard Form 2, 2 pages;
  - X - B. Solicitation for Offers 9CO2415 dated December 2, 2010, 37 pages;
  - X - C. Amendments No. 1, 2 and 3 to SFO 9CO2415, 3 pages;
  - X - D. GSA Form 3517 entitled GENERAL CLAUSES (Rev. 11/05), 33 pages;
  - X - E. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 1/07), 7 pages;
  - X - F. Tax ID number and Legal Description of the Leased Property, 1 page;
  - X - G. Floor Plan, CAD File (electronic)

INITIALS:

LESSOR

&amp;

GOV'T

STANDARD FORM 2 (REV. 12/2006)