

This Lease is made and entered into between

**Lessor's Name Professional Associates**

("the Lessor"), whose principal place of business is 1120 Connecticut Avenue, NW, Suite 1200, Washington, DC 20036, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

2100 K Street, NW, Washington, DC 20037-0037

and more fully described in Section 1 and floor plans, together with rights to the use of parking and other areas as set forth herein.

To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

A firm five (5) year term commencing on November 15, 2011 for floors 1, 2, 6, 7, 8 and 9.

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by the General Services Administration.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

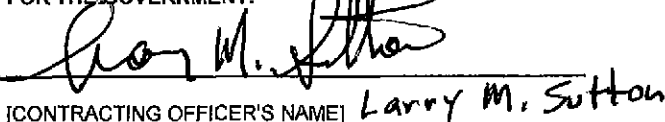


Name: David S. Bender

Title: Agent

Date: 7-16-12

FOR THE GOVERNMENT:

  
[CONTRACTING OFFICER'S NAME] Larry M. Sutton

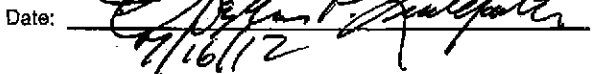
Lease Contracting Officer

Date: 9/4/2012

WITNESSED BY:

Name: Stephen F. Lustgarten

Title: Witness

  
Date: 7/16/12

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## SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

### 1.01 THE PREMISES—SUCCEEDING (APR 2011)

Unless otherwise noted, the Government accepts the leased premises and tenant improvements in their current existing condition, with the following exceptions further outlined more thoroughly in this solicitation. These exceptions include, but are not limited to, security improvements, National Fire Protection Association (NFPA) requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. The Lessor shall be responsible for continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set in the below Lease Contract paragraphs and attached General Clauses.

The Premises are described as follows:

**Office and Related Space:** 40,445 rentable square feet (RSF), yielding 34,547 ANSI/BOMA Office Area (ABOA) square feet (sq. ft.) of office and related space (based upon a Common Area Factor of 1.170723941 percent, located on the 1st, 2nd, 6th, 7th, 8th and 9th floor(s) and known as Suite(s) 100, 200, 600, 700, 800 and 900, of the Building, as depicted on the floor plan(s) and CD's attached hereto as Tab 7.

### 1.02 EXPRESS APPURTENANT RIGHTS (APR 2011)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

A. **Parking:** 1 parking space as depicted on the plan attached hereto as Exhibit N/A of which N/A shall be structured inside spaces reserved for the exclusive use of the Government, 1 shall be inside parking spaces, and 0 shall be surface parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. **Antennae, Satellite Dishes and Related Transmission Devices:** Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of, all building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease subject to the Government executing a roof licensing agreement at prevailing market rates.

C. No storage will be allowed in the mechanical or electrical rooms.

### 1.03 RENT AND OTHER CONSIDERATION—SUCCEEDING (APR 2011)

A. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	YEARS 1 - 5		YEARS 6 - 10	
	ANNUAL RENT	ANNUAL RATE / RSF	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	\$1,075,242.89	\$26.58	N/A	N/A
TENANT IMPROVEMENTS RENTAL RATE**	\$0.00	\$0.00	N/A	N/A
OPERATING COSTS***	\$449,634.25	\$11.12	N/A	N/A
BUILDING SPECIFIC SECURITY COSTS	BY GOVERNMENT	BY GOVERNMENT	N/A	N/A
FULL SERVICE RATE	\$1,524,877.14*	\$37.70	N/A	N/A

\* (Plus Parking cost of \$3,000.00)

	YEARS 11 - 15		YEARS 16 - 20	
	ANNUAL RENT	ANNUAL RATE / RSF	ANNUAL RENT	ANNUAL RATE / RSF
Shell Rental Rate	N/A	N/A	N/A	N/A
Tenant Improvements Rental Rate	N/A	N/A	N/A	N/A
Operating Costs	N/A	N/A	N/A	N/A
Building Specific Security Costs	N/A	N/A	N/A	N/A
Full Service Rate	N/A	N/A	N/A	N/A

\*\*The Tenant Improvements Allowance is amortized at a rate of 0 percent per annum for N/A years.

\*\*\*Includes daytime cleaning at [REDACTED] p.s.f. or [REDACTED] per year.

B. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

C. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.

D. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in Paragraph 1.01, "The Premises," created herein.
2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses.
3. Performance or satisfaction of all other obligations set forth in this Lease.
4. All **Building Standard** services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.
5. All **Building Standard** services, utilities (with the exclusion of the above standard equipment and services) maintenance required for the proper operation of the Property, the Building, and the Leased Premises, in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements and improvements required to be made thereto to meet the requirements of this Lease. The Government shall be responsible for paying the cost of (N/A) directly to the utility provider. The Lessor shall ensure that such utilities are separately sub-metered\*. ~~The Lessor shall provide and install as part of shell rent, separate meters for utilities. Sub-meters are not acceptable.~~ The Lessor shall furnish in writing to the Contracting Officer, prior to occupancy by the Government, a record of the sub-meter numbers and verification that the sub-meters measure Government usage only. Proration is not permissible. In addition, an automatic control system shall be provided to assure compliance with heating and air conditioning requirements.

\* The initial yearly cost of operating the 6<sup>th</sup> floor computer room 50 ton A/C unit and 1 Liebert A/C systems is [REDACTED] plus yearly maintenance costs of [REDACTED] for the 50 ton A/C unit and 22 vertical fan coil units plus [REDACTED] per year for maintenance of the 6<sup>th</sup> floor computer room A/C.

G. Parking shall be provided at a rate of \$250.00 per parking space per month (Structure), and \$250.00 per parking space per month (Surface).

#### 1.04 BROKER-COMMISSION AND COMMISSION CREDIT (APR 2011)

~~[NBC2-Broker-Name] ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is \$XX and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only \$XX of the Commission will be payable to [NBC2-Broker-Name] with the remaining \$XX which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest period practicable. N/A~~

~~Notwithstanding the "Rent and Other Considerations" paragraph of this Lease, 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:~~

~~Month X Rental Payment \$XX minus prorated Commission Credit of \$XX equals \$XX adjusted X<sup>th</sup> Month's Rent. N/A~~

~~Month X Rental Payment \$XX minus prorated Commission Credit of \$XX equals \$XX adjusted X<sup>th</sup> Month's Rent. N/A~~

~~Month X Rental Payment \$XX minus prorated Commission Credit of \$XX equals \$XX adjusted X<sup>th</sup> Month's Rent. N/A~~

#### 1.05 TERMINATION RIGHT (APR 2011) SEE PAGE 1 OF THIS FORM L202

~~The Government may terminate this Lease, in whole or in part, at any time effective after the firm term of this Lease by providing not less than XX days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.~~

#### 1.06 RENEWAL RIGHTS (APR 2011) N/A - THERE IS NO RENEWAL OPTION.

This Lease may be renewed at the option of the Government for a term of X-YEARS at the following rental rate(s):

	OPTION TERM, YEARS N/A	
	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	\$N/A	\$N/A

OPERATING COST	OPERATING COST BASIS SHALL CONTINUE FROM YEAR <u>N/A</u> OF EXISTING LEASE TERM. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS.
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provided notice is given to the Lessor at least N/A days before the end of the original lease term, all other terms and conditions of this Lease, as same may have been amended, shall remain in force and effect during any renewal term. N/A

#### 1.07 DOCUMENTS INCORPORATED BY REFERENCE

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	3	SEE RIDER 4
PARKING PLAN(S)	4	SEE RIDER 4
AGENCY SPECIFIC REQUIREMENTS	N/A	N/A
ADDITIONAL SECURITY REQUIREMENTS	N/A	N/A
GSA FORM 3517B GENERAL CLAUSES	33	
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	7	
SMALL BUSINESS SUBCONTRACTING PLAN	N/A	N/A
BUILDING SECURITY UNIT PRICE LIST	N/A	N/A
RIDER NO. 1 - ENERGY CONSUMPTION	2	SEE RIDER 1
RIDER NO. 2 - CERTIFICATE OF SEISMIC COMPLIANCE EXISTING BUILDING	1	SEE RIDER 2
RIDER NO. 3 - RLP ATTACHMENT #4 - FIRE SAFETY INSPECTION & LIFE SAFETY EVALUATION	1	SEE RIDER 3
RIDER NO. 5 - RADON GAS INSPECTION	1	SEE RIDER 5
RIDER NO. 6 - WARM-LIT SHELL COMPLIANCE	1	SEE RIDER 6



#### 1.08 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (APR 2011)

As of the Lease Award Commencement Date of November 15, 2011, the Government's Percentage of Occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is 66.36 percent. The percentage of occupancy is derived by dividing the total Government space of 40,445 rentable square feet by the total building space of 60,949 rentable square feet.

The Real Estate Tax Base, as defined in the Real Estate Tax Adjustment clause of the Lease is \$206,710.74 for offered space and \$311,499.00 for the entire Building.

#### 1.09 OPERATING COST BASE (APR 2011)

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$11.12 per rentable sq. ft.

#### 1.10 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (APR 2011)

In accordance with the section entitled "Adjustment for Vacant Premises" if the Government fails to occupy or vacates the entire or any portion of the Leased Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by \$2.15 per ABOA sq. ft. of space vacated by the Government.

#### 1.11 OVERTIME HVAC RATES (APR 2011)

The following rates shall apply in the application of the clause titled "Overtime HVAC Usage:"

\$30.62 per hour per zone, with yearly CPI increases.

No. of zones: 3

\$54.22 per hour for the entire space, with yearly CPI increases.

#### 1.12 24-HOUR HVAC REQUIREMENT (APR 2011)

The Overtime Usage rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at the initial rate of \$16.29 per ABOA sq. ft. of the area receiving the additional overtime HVAC.

**1.13 ADDITIONAL BUILDING IMPROVEMENTS (APR 2011) N/A**

In addition to construction of the Tenant Improvements as required in this Lease, the Lessor shall be required to complete the following additional building improvements (e.g., Fire/Life Safety, Seismic, and Energy Efficiency) prior to acceptance of the Space **per Riders No. 1, No. 2 and No. 3 attached hereto.**