

This Lease is made and entered into between

**COPT Maritime I & II, LLC**

(Lessor), whose principal place of business is 6711 Columbia Gateway Dr, Ste 300, Columbia, MD 21046-2383 and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(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:

Lessor hereby leases to the Government the Premises described in the table below:

Floor/Suite	ABOA SF	RSF
Ground Floor, Suite #G80	5,661	6,487
1st Floor, Suite #110	17,274	19,692
2nd Floor, Suite #235	1,805	2,058
2nd Floor, Suite #250	5,175	5,899
<b>Total</b>	<b>29,915</b>	<b>34,136</b>

And as depicted on the floor plan(s) attached hereto as Exhibit A being all or a portion of the Property comprising of **34,136** rentable square feet (RSF) yielding a total of **29,915** ANSI/BOMA Office Area (ABOA) square feet (SF) located at

**Maritime Plaza I, 1201 M Street, SE, Washington, DC 20003-3701,**

together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

**LEASE TERM**

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

**10 Years Firm,**

subject to termination rights as may be hereinafter set forth. The commencement date of this Lease, or along with any applicable termination rights, shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

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:**

[Redacted Signature]

Name: Stephen E. Budorick

Title: President & CEO *lm*

Entity Name: COPT Maritime I & II, LLC

Date: *7/28/16*

[Redacted Signature]

**WITNESSED FOR THE LESSOR BY:**

[Redacted Signature]

Name: *Lee W. Murray*

**FOR THE GOVERNMENT:**

[Redacted Signature]

Name: *Sylva H. Nicolas*

Title: Lease Contracting Officer

General Services Administration, Public Buildings Service

Date: *AUG 25 2016*

Title: Vice President and Associate General Counsel

Date: 7/28/16

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

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

### 1.01 THE PREMISES (JUN 2012)

The Premises are described as follows:

A. Office and Related Space: **34,136** rentable square feet (RSF), yielding **29,915** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space consisting of 6,487 RSF (or 5,661 ABOA SF) located in Suite #G80 on a portion of the ground floor, 19,692 RSF (or 17,274 ABOA SF) located in Suite #110 on a portion of the 2<sup>nd</sup> floor, 2,058 RSF (or 1,805 ABOA SF) located in Suite #235 on a portion of the 2<sup>nd</sup> floor, and 5,899 RSF (or 5,175 ABOA SF) located in Suite #250 on a portion of the 2<sup>nd</sup> floor, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit

B. Common Area Factor: The Common Area Factor (CAF) is established as **14.11** percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to two decimals, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

### 1.02 EXPRESS APPURTENANT RIGHTS (SEP 2013)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41, CFR, Part 102-74, Subpart C within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use the following:

A. Parking: **95** parking spaces as depicted on the plan attached hereto as Exhibit B, for the exclusive use of the Government, of which **34** shall be reserved surface/outside parking spaces, and **61** shall be non-reserved surface/outside parking spaces.

B. Antennas, Satellite Dishes, and Related Transmission Devices: (1) Space located on the roof of the Building sufficient in size for the installation and placement of telecommunications equipment, (2) the right to access the roof of the Building, and (3) use of all Building areas (e.g., chases, plenums, etc.) necessary for the use, operation and maintenance of such telecommunications equipment at all times during the term of this Lease.

### 1.03 RENT AND OTHER CONSIDERATION (AAAP VARIATION (APR 2015))

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

	FIRM TERM	FIRM TERM
	ANNUAL RENT	ROUNDED RATE /RSF
SHELL RENT <sup>1</sup>	\$958,741.75	\$28.09
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$162,016.62	\$4.75
OPERATING COSTS <sup>3</sup>	\$347,612.30	\$10.18
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$20,798.03	\$0.61
<b>TOTAL OFFICE ANNUAL RENT</b>	<b>\$1,489,168.70</b>	<b>\$43.62</b>
<b>PARKING</b>	<b>\$153,120.00</b>	<b>\$4.49</b>
<b>TOTAL ANNUAL RENT WITH PARKING</b>	<b>\$1,642,288.70</b>	<b>\$48.11</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) Annual: \$958,741.75 resulting at approximately \$32.05 per ABOA SF and approximately 28.09 per RSF

<sup>2</sup>The Total Tenant Improvement Allowance of \$46.74 per ABOA (total TI amount \$1,398,227.10) is amortized at approximately \$5.42 per ABOA at a rate of 3.0 percent per annum over 10 years.

<sup>3</sup>Operating Costs rent calculation: \$11.62 per ABOA SF multiplied by 29,915 ABOA SF (rounded rentable rate is \$10.18 per RSF)

<sup>4</sup>Total Building Specific Amortized Capital (BSAC) of \$6.00 per ABOA (total BSAC amount \$179,490.00) is amortized at approximately \$0.70 per ABOA at a rate of 3.0 percent per annum over 10 years

<sup>5</sup>Parking costs described under sub-paragraph I below

B. ~~In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term.~~

C. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed **29,915** ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517B.

D. Rent is subject to adjustment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

E. 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.

F. Rent is subject to adjustment based on the final Building Specific Amortized Capital (BSAC) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

G. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated by the Lessor in the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered and active in SAM.

H. 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 the paragraph entitled "The Premises."

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; and all 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 (with adequate notice), modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

I. Parking shall be provided at a rate of \$120.00 per parking space per month (non-reserved surface/outside), and \$160.00 per parking space per month (reserved surface/outside).

J. The Government shall be entitled to eight (8) months free rent in the amount of \$992,779.12, to be withheld in equal amounts of \$124,097.39 per month. For the first eight months of the lease term, rent due to the Lessor shall be \$12,760.00 per month to cover the cost of parking [\$12,760.00 monthly parking rent = \$136,857.39 rent per month - \$124,097.39 monthly free rent].

#### 1.04 BROKER COMMISSION AND COMMISSION CREDIT (SEP 2015) INTENTIONALLY DELETED

A. ~~[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 [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 time practicable.~~

B. ~~Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully 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,XXX minus prorated Commission Credit of \$XX,XXX equals \$XX,XXX adjusted X th Month's Rent.\*~~

~~Month X Rental Payment \$XX,XXX minus prorated Commission Credit of \$XX,XXX equals \$XX,XXX adjusted X th Month's Rent.\*~~

~~Month X Rental Payment \$XX,XXX minus prorated Commission Credit of \$XX,XXX equals \$XX,XXX adjusted X th Month's Rent.\*~~

~~\* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."~~

#### 1.05 TERMINATION RIGHTS (AUG 2011) INTENTIONALLY DELETED

~~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 120 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 (SEP 2013) INTENTIONALLY DELETED

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

	OPTION TERM, YEARS <del>XX-XX</del>	
	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	<del>\$XX</del>	<del>\$XX</del>
OPERATING COSTS	OPERATING COST BASIS SHALL CONTINUE FROM THE EFFECTIVE YEAR OF THE LEASE. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS.	

provided notice is given to the Lessor at least ~~XX~~ 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 full force and effect during any renewal term.

**1.07 DOCUMENTS INCORPORATED IN THE LEASE (AAP VARIATION (APR 2015))**

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	4	A
PARKING PLAN	2	B
SECURITY REQUIREMENTS – LEVEL III	10	C
GSA FORM 3517B GENERAL CLAUSES	46	D
GSA FORM 3518-SAM, ADDENDUM TO SYSTEM FOR AWARD MANAGEMENT (SAM) REPRESENTATIONS AND CERTIFICATIONS (ACQUISITIONS OF LEASEHOLD INTERESTS IN REAL PROPERTY)	2	E
SOLICITATION ATTACHMENT #1 – RATE STRUCTURE	4	F
SOLICITATION ATTACHMENT #2 – CONSTRUCTION SCHEDULE "AS A GUIDELINE ONLY"	1	G
PRE-LEASE FIRE PROTECTION AND LIFE SAFETY EVALUATION	2	H
FIRE PROTECTION LIFE SAFETY RIDER #1	1	I
SMALL BUSINESS SUBCONTRACTING PLAN	10	J
GSA FORM 1217	2	K

**1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (SEP 2015)**

A. The Tenant Improvement Allowance (TIA) for purposes of this Lease is **\$46.74** per ABOA SF. The TIA is the amount that the Lessor shall make available for the Government to be used for TIs. This amount is amortized in the rent over the Firm Term of this Lease at an annual interest rate of three percent (3.0%). The TIA is available solely for tenant improvements required by the Government for occupancy of the existing user. Upon completion of improvements and acceptance, the amount of TIA utilized by the Government shall be memorialized in a subsequent Lease Amendment (LA). No tenant improvements in excess of \$46.74/ABOA shall be funded by the Lessor.

B. The Government, at its sole discretion, shall make all decisions as to the use of the TIA. The Government may use all or part of the TIA. The Government may return to the Lessor any unused portion of the TIA in exchange for a decrease in rent according to the agreed-upon amortization rate over the Firm Term.

C. The Government may elect to make lump sum payments for any or all work covered by the TIA. That part of the TIA amortized in the rent shall be reduced accordingly. At any time after occupancy and during the Firm Term of the Lease, the Government, at its sole discretion, may elect to pay lump sum for any part or all of the remaining unpaid amortized balance of the TIA. If the Government elects to make a lump sum payment for the TIA after occupancy, the payment of the TIA by the Government will result in a decrease in the rent according to the amortization rate over the Firm Term of the Lease.

D. If it is anticipated that the Government will spend more than the allowance identified above, the Government may elect to:

1. Reduce the TI requirements;
2. Pay lump sum for the overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph;
3. Negotiate an increase in the rent.

**1.09 TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012)**

For pricing TI costs, the following rates shall apply for all tenant alterations to include initial and post occupancy build-out of the Space.

	INITIAL BUILD-OUT
ARCHITECT/ENGINEER FEES ( \$ PER ABOA SF OR % OF TI CONSTRUCTION COSTS)	4.00%
LESSOR'S PROJECT MANAGEMENT FEE (% OF TI CONSTRUCTION COSTS)	5.00%

**1.10 BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012)**

For purposes of this Lease, the Building Specific Amortized Capital (BSAC) is **\$6.00** per ABOA SF. The Lessor will make the total BSAC amount available to the Government, which will use the funds for security related improvements. This amount is amortized in the rent over the Firm Term of this lease at an annual interest rate of 3.00% percent.



#### 1.11 BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2013)

A. The Government, at its sole discretion, shall make all decisions about the use of the Building Specific Amortized Capital (BSAC). The Government may use all or part of the BSAC. The Government may return to the Lessor any unused portion of the BSAC in exchange for a decrease in rent (where applicable) according to the agreed-upon amortization rate over the Firm Term.

B. The Government may elect to make lump-sum payments for any work covered by the BSAC. The part of the BSAC amortized in the rent shall be reduced accordingly. At any time after occupancy and during the Firm Term of the Lease, the Government, at its sole discretion, may elect to pay a lump sum for any part or all of the remaining unpaid amortized balance of the BSAC. If the Government elects to make a lump-sum payment for the BSAC after occupancy, the payment of the BSAC by the Government will result in a decrease in the rent according to the amortization rate over the Firm Term of the Lease.

C. If it is anticipated that the Government will spend more than the BSAC identified above, the Government may elect to:

1. Reduce the security countermeasure requirements;
2. Pay a lump sum for the amount overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph; or
3. Negotiate an increase in the rent. Landlord agrees, at the written request of the Government, to amortize up to an additional five (\$5.00) dollars per rentable square foot, at seven (7%) percent over the ten (10) year lease term, for BSAC costs in excess of the initial six (\$6.00) psf.

#### 1.12 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 17.025 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 34,136 RSF by the total Building space of 200,509 RSF.

#### 1.13 REAL ESTATE TAX BASE (SEP 2013) INTENTIONALLY DELETED

~~The Real Estate Tax Base, as defined in the "Real Estate Tax Adjustment" paragraph of the Lease is \$XX. Tax adjustments shall not occur until the tax year following lease commencement has passed.~~

#### 1.14 OPERATING COST BASE (SEP 2013)

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be \$347,612.30 per annum (\$11.62 per ABOA SF or approximately \$10.18 per RSF). This base is inclusive of cost of utilities associated with the LAN room as stated in Section 1.17 of this lease. This space is also inclusive of preventive maintenance of such unit at no additional cost of the Government.

#### 1.15 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)

In accordance with the paragraph entitled "Adjustment for Vacant Premises (section 2.08)," if the Government fails to occupy or vacates the entire or any portion of the 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 \$1.05 per ABOA SF of Space vacated by the Government.

#### 1.16 HOURLY OVERTIME HVAC RATES (AUG 2011)

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

- \$ 40.00 per hour, per zone; 1<sup>st</sup> and 2<sup>nd</sup> floor will be on one zone; the Ground floor will be on a separate zone

#### 1.17 24-HOUR HVAC REQUIREMENT (SEP 2014)

A. A total not to exceed 500 ABOA SF of the Space shall receive cooling at all times (24 hrs a day, 365 days a year) for purposes of cooling the designated server rooms (one unclassified and one classified). The BTU output of these rooms will range from 24,000 to 60,000 BTU. The temperature of these rooms shall be maintained at 67 degrees F, with humidity control not to exceed 60% relative humidity, regardless of outside temperature or seasonal changes. Electric consumption and preventative maintenance of these units shall be at no additional cost to the Government.

~~B. The 24 hour cooling service shall be provided by the Lessor at an annual rate of \$X.XX per ABOA SF of the area receiving the 24 hour cooling and is not to be included in the monthly operating costs. Also, the hourly overtime HVAC rate specified under the paragraph "Hourly Overtime HVAC Rates" shall not apply to any portion of the Premises that is required to have 24 hour cooling. INTENTIONALLY DELETED~~

C. For all other 24/7 HVAC requirements (other than for LAN rooms), The Lessor shall submit monthly invoices, in arrears, for this cost to the LCO or the LCO's designated representative.

D. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the Building at no additional charge.

**1.18 BUILDING IMPROVEMENTS (SEP 2012)**

Before the Government accepts the Space, the Lessor shall complete the following additional Building improvements:

- A. Fire & Life Safety: Lessor shall, at Lessor's sole cost and expense, perform all fire and life safety upgrades outlined in the attached Exhibit I, Fire and Life Safety Rider Number One within 120 days of mutual execution of the Lease,

**1.19 HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (MAR 2012)**

If the Lessor is a qualified HUBZone small business concern (SBC) that did not waive the price evaluation preference then as required by 13 C.F.R. 126.700, the HUBZone SBC must spend at least 50% of the cost of the contract incurred for personnel on its own employees or employees of other qualified HUBZone SBC's and must meet the performance of the work requirements for subcontracting in 13 C.F.R. § 125.6(c). If the Lessor is a HUBZone joint venture, the aggregate of the qualified HUBZone SBC's to the joint venture, not each concern separately, must perform the applicable percentage of work required by this clause.