

**LEASE NO. GS-11B-12579**

Succeeding/Superseding Lease  
GSA FORM L202 (October 2012)

This Lease is made and entered into between

**LAFAYETTE CENTRE PROPERTY**

(Lessor), whose principal place of business is 200 State Street, 5<sup>th</sup> Floor, Boston, MA 02109, 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 herein, being all or a portion of the Property located at

**1120 20<sup>th</sup> Street, NW, Washington, DC 20036**

and more fully described in Section 1 and Exhibit A, 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**

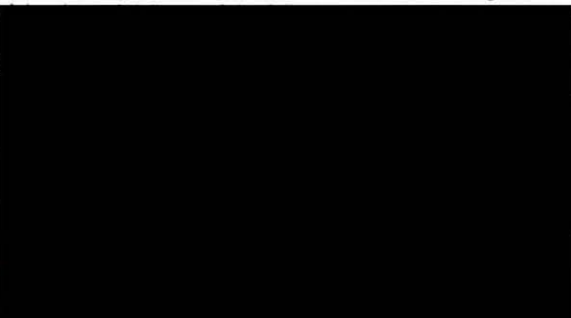
To Have and To Hold the said Premises with its appurtenances for the term beginning upon April 24, 2013 and continuing for a period of

**10 Years, 5 Years Firm,**

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination and renewal 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 \_\_\_\_\_ or.

FOR THE

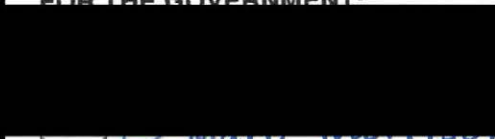


Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: 6/10/13

FOR THE GOVERNMENT:



Mary Morrison  
Lease Contracting Officer

General Services Administration, Public Buildings Service

Date: 7/23/2013



Name: LARSEN LEBLANC

Title: VICE CHAIRMAN, PRINCIPAL

Date: 6/10/2013

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 (SUCCEEDING) (JUN 2012)**

Unless otherwise noted, the Government accepts the Premises and tenant improvements in their existing condition, except where specifications or standards are contained elsewhere in this Lease. These standards include security improvements, Fire Protection and Life Safety requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. Such acceptance by the Government of existing Premises shall not relieve Lessor of continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set forth in the Lease paragraphs and attached General Clauses.

The Premises are described as follows:

A. **Office and Related Space:** 28,746 rentable square feet (RSF), yielding 24,097 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 9<sup>th</sup> floor(s) and known as Suite(s) 900, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

B. **Common Area Factor:** The Common Area Factor (CAF) is established as 19.29 percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

**1.02 EXPRESS APPURTENANT RIGHTS (JUN 2012)**

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:** 00 parking spaces as depicted on the plan attached hereto as Exhibit XX, reserved for the exclusive use of the Government, of which 00 shall be structured/inside parking spaces, and 00 shall be surface/outside parking spaces. In addition, Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. INTENTIONALLY DELETED

**1.03 RENT AND OTHER CONSIDERATIONS (SEP 2012)**

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

	<b>FIRM TERM</b>	<b>NON FIRM TERM</b>
	<b>ANNUAL RENT</b>	<b>ANNUAL RENT</b>
SHELL RENT <sup>1</sup>	\$966,899.00	\$1,024,507.00
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$ 0	\$0.00
OPERATING COSTS <sup>3</sup>	\$ 269,179.00	\$ 269,179.00
BUILDING SPECIFIC AMORTIZED CAPITAL <sup>4</sup>	\$ 0	\$ 0
PARKING <sup>5</sup>	\$ 0	\$ 0
<b>TOTAL ANNUAL RENT</b>	<b>\$1,236,078.00</b>	<b>\$1,293,686.00</b>

<sup>1</sup>Shell rent (Firm Term) calculation: \$33.64 per RSF multiplied by 28,746 RSF for the Firm Term, \$35.64 per RSF multiplied by 28,746 RSF for lease years 6-10.

<sup>2</sup>The Tenant Improvement Allowance of \$0 is amortized at a rate of 0 percent per annum over 0 years.

<sup>3</sup>Operating Costs rent calculation: \$9.36 per RSF multiplied by 28,746 RSF. For lease years 2-10, the base Operating Costs will be \$269,179.00, but the actual costs will be adjusted according to Section 2.09.

<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$0 are amortized at a rate of 0 percent per annum over 0 years

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

<sup>6</sup>Notwithstanding the forgoing, the Government shall be entitled to abatement of rent in the total amount of \$927,058.50, applied as follows: rent for the first nine (9) full months of the lease term (inclusive of shell rent and operating costs) shall be abated.

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

Sub-sections B-D were intentionally deleted.

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 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 in the Lessor's Central Contractor Registration (CCR). If the payee is different from the Lessor, both payee and Lessor must be registered in CCR.

G. 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, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

**1.04 INTENTIONALLY DELETED**

**1.05 INTENTIONALLY DELETED**

**1.06 RENEWAL RIGHTS (AUG 2011)**

This Lease may be renewed at the option of the Government for a term of [REDACTED] at the following rental rate(s):

	OPTION TERM, [REDACTED]	
	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	[REDACTED]	[REDACTED]
OPERATING COSTS	OPERATING COST BASIS SHALL CONTINUE FROM YEAR [REDACTED] OF EXISTING LEASE TERM. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS.	

provided notice is given to the Lessor at least 365 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.

**1.07 DOCUMENTS INCORPORATED IN THE LEASE (JUN 2012)**

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

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	1	A
SECURITY REQUIREMENTS	4	B
SECURITY UNIT PRICE LIST	2	C
GSA FORM 3517B GENERAL CLAUSES	46	D
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	11	E
SMALL BUSINESS SUBCONTRACTING PLAN	12	F
GSA FORM 1217, LESSOR'S ANNUAL COST STATEMENT	2	G
GSA FORM 12000, FIRE PROTECTION LIFE SAFETY EVALUATION	11	H

**1.08 INTENTIONALLY DELETED**

**1.09 INTENTIONALLY DELETED**

**1.10 INTENTIONALLY DELETED**

**1.11 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 8.64 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 28,746 RSF by the total Building space of 332,721 RSF.

**1.12 ESTABLISHMENT OF TAX BASE (JUN 2012)**

The Real Estate Tax Base, as defined in the Real Estate Tax Adjustment paragraph of the Lease is \$2,084,500.00.

**1.13 OPERATING COST BASE (AUG 2011)**

The parties agree that for the purpose of applying the paragraph titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$9.36 per RSF (\$269,179.00/annum).

LESSOR:  GOVERNMENT 

**1.14 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (JUN 2012)**

In accordance with the paragraph 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 **\$1.50** per ABOA SF of Space vacated by the Government.

**1.15 HOURLY OVERTIME HVAC RATES (AUG 2011)**

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

- **\$66.71** per hour for the first zone; **\$29.20** per hour for the second zone.
- Number of zones: **2**
- **\$95.91** per hour for the entire Space.

**1.16 INTENTIONALLY DELETED**

**1.17 BUILDING IMPROVEMENTS (SEP 2012)**

The Lessor shall complete the following additional Building improvements, within **120** days after full execution and delivery of the Lease, subject to Tenant delay and force majeure.

- A. Repainting
- B. Recarpeting
- C. Door refurbishment
- D. Installation of a smoke detector above the fire alarm extender panel in Mechanical Room A
- E. Install door closers and seal all penetrations into the exit Plaza-level passengeway from Stair 2