

US GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

LEASE NO.

GS-05B-18732

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

Whose address is 10170 Tipton Highway,
Tipton, MI 49287-9712

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:

21,567 rentable square feet of office and related space which yields 19,086 ANSI/BOMA Office Area square feet of space and an additional 3,828 rentable square feet (yielding 3,310 ANSI/BOMA Office Area square feet) of free space (for which the Government will not be charged rent, including real estate taxes and operating cost escalations) in excess of the total 21,567 rentable / 19,086 ANSI/BOMA Office Area square footage indicated above, for a total of 25,395 rentable square feet (yielding 22,396 ANSI/BOMA Office Area square feet) located on the entire tenth floor, at Landmark Center, 1099 North Meridian Street, Indianapolis, IN 46204-2942. Four (4) on-site surface reserved parking spaces are also included in the rental consideration.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on the date the Government accepts the leased premises but not to exceed one hundred twenty (120) calendar days following the Government's issuance of Tenant Improvement Notice to Proceed and continuing for a term of fifteen (15) years, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent at the following rate:

Term Years	Shell Per RSF	Base Operating Cost Per RSF	Amortized Tenant Improvement Allowance Per RSF	Rate Per RSF	Annual Rent	Monthly Rent Payable in Arrears
1-5	\$15.15	\$5.94	\$4.93	\$26.02	\$561,128.40	\$46,760.70
6-10	\$17.11	\$5.94	\$4.93	\$27.98	\$603,444.66	\$50,287.05
11-15	\$19.22	\$5.94	\$0.00	\$25.16	\$542,625.72	\$45,218.81

Four (4) onsite surface reserved parking spaces are included in the rent at no additional cost to the Government.

Rent for a lesser period shall be prorated. Rent shall be made payable to:

Landmark Ventures, LLC
10170 Tipton Highway
Tipton, MI 49287-9712

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

LESSOR
LANDMARK

BY _____
IN PRESENCE

President

(Title)

UNITED STATES OF AMERICA

BY _____

Lease Contracting Officer, General Services Administration