

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

11/27/91

LEASE NO.

GS-11B-10258 "neg"

THIS LEASE, made and entered into this date by and between Prince George Center Inc.

whose address is 6525 Belcrest Road, Suite 300
Hyattsville, Maryland 20782

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 317,000 net usable square feet (nurf) of office and related space, consisting of 22,849 nurf on the ground floor (see exhibit A), 24,913 nurf on the first floor (see exhibit B), 50,280 nurf on the second floor (see exhibit C), and the entire net usable area on floors 3 through 10 being 218,958 nurf (see exhibit D, typical floor), plus 30 parking spaces (see exhibit E) for official Government vehicles at the building known as Prince George Center II, 3700 East West Highway, Hyattsville, Maryland 20782.

to be used for such purposes as determined by the General Services Administration.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on ^{of 20 years} Upon completion and acceptance of the space alterations by the Government ~~consistent with paragraph 44 of amendment No. 2~~, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$ 5,706,000.00

at the rate of \$ 475,500.00 per month in arrears.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to: Prince George Center Inc.
6525 Belcrest Road, Suite 300
Hyattsville, Maryland. 20782

~~4. The Government may terminate this lease at any time by giving at least _____ days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.~~

5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals:

~~provided notice be given in writing to the Lessor at least _____ days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.~~

6. The Lessor shall furnish to the Government, as part of the rental consideration following:

- A. Lessor shall be responsible for all services, maintenance, alterations, utilities, and repairs in accordance with SFO No. 90-016. Lessor shall also conform with exhibit F hereof, at no expense to the Government.
- B. Lessor shall correct all firesafety deficiencies as identified in Rider I, prior to occupancy and at no additional cost to the Government.
- C. Lessor shall correct all deficiencies identified in the Building Evaluation Report and contained within Rider II within the timeframes established at no cost to the Government.
- D. Upon completion of construction and acceptance of the space by the Government a supplemental lease agreement will be executed by the lessor and the Government to activate and establish the effective date of lease commencement.
- E. The Government agrees to pay \$3,985,618 for above SFO Standard Items as shown in Exhibit G attached to and made a part hereof this lease.



7. The following are attached and made a part hereof:

- The General Provisions and Instructions (Standard Form 2-A, _____ edition).
- SFO 90-016 (53 Pages) Asbestos O&M Plan
- GSA Form 1217 List of Partners
- GSA Form 3517 dated 1/91 (24 pg.) Amendments 1,2,3,&4
- GSA Form 3518 dated 1/91 (8 pg.) Rider I to 90-016, Firesafety Deficiencies
- Exhibits A,B,C, & D (Floor plans) Rider II to 90-016, Building Deficiencies
- Exhibit E (Parking spaces) Small and Small disadvantaged Subcontracting Plan
- Exhibit F (Uniform Fed Access Standards) Rider III Unit cost Waiver
- Exhibit G (Cost estimates for above SFO Standard Requirements)
- Paragraphs 4&5 of this SF-2 were deleted in their entirety



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

LESSOR _____

BY _____

IN PRESENCE _____

UNITED STATES _____

BY _____

Sami E. Totah ^(Signature)
 6525 Belcrest Rd., #300
 Hyattsville, MD 20782
(Address)

Contracting Officer GSA, NCR, RED
(Official Title)