

U.S. GOVERNMENT  
LEASE FOR REAL PROPERTY

DATE OF LEASE

6/27/11

LEASE NO.

GS-03B-11342

THIS LEASE, made and entered into this date by and between Wilson L. Davis & Son

whose address is 715-A Eastern Shore Drive  
Salisbury, Maryland 21804-5932

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 consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

2,173 Rentable Square Feet yielding approximately 1,890 ANSI/BOMA Office Area square feet and related space comprising the entire building, at the Wilson Davis Building, 2114 Windsor Drive, Salisbury, Maryland, 21801-7867, together with four (4) Surface parking spaces, as depicted on "Exhibit A" (attached)

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 November 18, 2011 through November 17, 2021, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of See Lease Rider Paragraph 13 at the rate of See Lease Rider Paragraph 13 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Wilson Davis and Son  
715-A Eastern Shore Drive  
Salisbury, Maryland 21804-5932

4. The Government may terminate this lease in whole or in part effective at any time after the fifth full year of occupancy by giving at least ninety (90) calendar 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:  
Two (2) Five-year period(s) at the annual rental of:

First Option (years 11-15): \$44,503.04 (\$20.48 per RSF square foot), plus accrued operating cost escalations  
Second Option (years 16-20): \$45,046.29 (\$20.73 per RSF square foot), plus accrued operating cost escalations

provided notice be given in writing to the Lessor at least ninety (90) 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, the following:

A. All services, utilities, maintenance, operations, and other considerations as set forth in this lease.

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

A. Rider to Lease GS-03B-11342 (Pages 3-4)

B. Solicitation for Offers # 9MD2281 (Pages 5-35)

C. GSA Form 3517A, "General Clauses" version dated (07/08) (Pages 36-37)

D. GSA Form 3518A, "Representations and Certifications" version dated (1/07) (Pages 38-41)

E. Floor Plan (Exhibit A) (Page 42)

F. Site Plan dated 1/29/1992 (Page 43)

8. The following changes were made in this lease prior to its execution:

N/A

This lease contains forty-three (43) pages

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

LESSOR **Wilson L. Davis & Son**

BY

[Redacted Signature]

(Signature)

715A Eastern Shore Dr.

(Address)

Salisbury, MD 21804

IN

[Redacted Name]

[Redacted Title]

UNITED STATES OF AMERICA

GENERAL SERVICES ADMINISTRATION, PUBLIC BUILDINGS SERVICE

BY

[Redacted Signature]

Contracting Officer

(Official title)