

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

10-14-94

LEASE NO.

GS-03B-40131 - MD1295

THIS LEASE, made and entered into this date by and between

SECURITY LAND AND DEVELOPMENT COMPANY LIMITED PARTNERSHIP
c/o The Cafritz Group

Whose address is

1735 I Street, NW, Suite 715
Washington, DC 20016

Attention: Steven M. Pear

Handwritten initials/signature

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:

717,011 net usable square feet of office and related space being the entire SECURITY WEST BUILDING, 1500 Woodlawn Drive, Woodlawn, Maryland 21207

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

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on

~~October 16, 1993~~
November 1, 1993

through

~~October 14, 2003~~
October 31, 2003

, subject to termination

and renewal rights as may be hereinafter set forth

Handwritten initials/signature

3. The Government shall pay the Lessor annual rent of (SEE RIDER TO LEASE, PARAGRAPH 10)

at the rate of SEE RIDER TO LEASE, PARA. 10 per month in arrears.
Rent for a lesser period shall be prorated. Rent checks should be made payable to:

(SEE RIDER TO LEASE, PARAGRAPH 10)

~~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.~~

Handwritten initials/signature

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

A. All services, repairs, maintenance, operations, alterations and other considerations as set forth in this Lease. The Government shall be responsible for paying the cost of electricity, fuel oil, natural gas, water and sewer directly to the utility companies.

B. 2,132 outside parking spaces *as shown on attached parking map.*

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

~~The General Provisions and Instructions (Standard Form 2-A, _____ edition)~~

- 1. Rider To Lease GS-03B-40131 (9/30/94)
- 2. Solicitation For Offers (SFO) MMD92029, as reissued September 30, 1994, with Attachments 1 through 4
- 3. Exhibits J-2, J-4, J-5, J-6, J-7, J-8, and J-9 (9/30/94)
- 4. GSA Form 3517, General Clauses (SW version, 9/30/94)
- 5. GSA Form 3518, Representations and Certifications
- 6. *Parking Map*

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8. The following changes were made in this lease prior to its execution:
None.

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

LESSOR Security Land and Development Company Limited Partnership
By: 1500 Woodlawn Limited Partnership, its General Partner
By: Woodlawn Investment Group, Inc., its General Partner

BY  *its President*

(Signature)

IN PRESENCE OF  *Steven M. Peor*

(Signature)

(Address)

UNITED STATES OF AMERICA GSA, Mid-Atlantic Region, Chesapeake Realty Services District

BY  *2/17/94*

(Signature)

Contracting Officer

(Official title)

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