

This Lease is made and entered into between

~~FII-MGT-OFF-LANSING, L.L.C.~~

("the Lessor"), whose principal place of business is 1133 Connecticut Ave, NW, SYR 800, Washington, DC 20036-4305, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the 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:

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

JH BUSINESS CENTER
2803 Jolly Road - Suite 160
Okemos, Michigan 48864-3647

and more fully described in Section 1 and Exhibit __, together with rights to the use of parking and other areas as set forth herein.

To Have and To Hold the said Premises with their appurtenances for the term beginning January 1, 2015 continuing for a period of **10 Years, 5 Years Firm**, subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by the General Services Administration.

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 the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

[Redacted Signature]

Title: Vice President
12/12/14

[Redacted Signature]

Date: 12/12/14

[Redacted Signature]

Title: Director
12/12/14

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES—SUCCEEDING (APR 2011)

A. Unless otherwise noted, the Government accepts the leased premises and tenant improvements in their current existing condition, with the following exceptions further outlined more thoroughly in this solicitation. These exceptions include, but are not limited to, security improvements, National Fire Protection Association (NFPA) requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. The Lessor shall be responsible for continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set in the below SFO paragraphs and attached General Clauses.

B. The Premises are described as follows:

Total space to be leased: 8,353.52 rentable square feet (RSF), yielding 8,118 ANSI/BOMA Office Area (ABOA) square feet (sq. ft.) of office and related space and warehouse space (based upon a Common Area Factor of 1.029011786, located on the 1st floor of a one-story building and associate adjacent space as depicted on the floor plan(s) attached hereto as Exhibit __.

Office and Related Space: 5,758 rentable square feet (RSF), yielding 5,596 ANSI/BOMA Office Area (ABOA) square feet (sq. ft.) of office and related space (based upon a Common Area Factor of 1.029011786, located on the 1st floor of a one-story building as depicted on the floor plan(s) attached hereto as Exhibit __.

Warehouse Space: 2,595 rentable square feet (RSF), yielding 2,522 ANSI/BOMA Office Area (ABOA) square feet (sq. ft.) of office and related space (based upon a Common Area Factor of 1.029011786percent, located on the 1st floor of a one-story building as depicted on the floor plan(s) attached hereto as Exhibit __.

The Blended Common Area Factor for the space is 1.02901.

1.02 EXPRESS APPURTENANT RIGHTS (APR 2011)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

A. Parking: 5 parking spaces as depicted on the plan attached hereto as Exhibit __ of which __ shall be structured inside spaces reserved for the exclusive use of the Government, __ shall be inside parking spaces, and __ shall be surface parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. Antennae, Satellite Dishes and Related Transmission Devices: Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of, all building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease.

1.03 RENT AND OTHER CONSIDERATION—SUCCEEDING (APR 2011)

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

	YEARS 1-5		YEARS 6-10	
	ANNUAL RENT	ANNUAL RATE / RSF	ANNUAL RENT	ANNUAL RATE / RSF
Shell Rental Rate	\$83,530.00	\$10.00	\$83,530.00	\$10.00
Operating Costs	\$60,166.00	\$6.00	\$60,166.00	\$6.00
FULL SERVICE RATE	\$133,696.00	\$16.00	\$133,696.00	\$16.00

B. 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.

C. Rent shall be paid to the 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.

D. The 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 Paragraph 1.01, "The Premises," created herein.
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.
4. 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.
5. All services, utilities (with the exclusion of N/A, maintenance required for the proper operation of the Property, the Building, and the Leased 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. The Government shall be responsible for paying the cost of N/A, directly to the utility provider. The Lessor shall ensure that such utilities are separately metered. The Lessor shall provide and install as part of shell rent, separate meters for utilities. Sub-meters are not acceptable. The Lessor shall furnish in writing to the Contracting Officer, prior to occupancy by the Government, a record of the meter numbers and verification that the meters measure Government usage only. Proration is not permissible. In addition, an automatic control system shall be provided to assure compliance with heating and air conditioning requirements.

G. Parking shall be provided at a rate of \$0 per parking space per month (Structure), and \$0 per parking space per month (Surface).

1.04 BROKER COMMISSION AND COMMISSION CREDIT (APR 2011)

Intentionally deleted.

1.05 TERMINATION RIGHT (APR 2011)

The Government may terminate this Lease, in whole or in part, at any time effective after 11:59:59 pm on December 31, 2019 (the end of the firm term of this Lease) by providing not less than sixty (60) days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. The earliest date on which the notice to terminate may be effective to terminate the lease at the end of the firm term is November 1, 2019. No rental shall accrue after the effective date of termination.

1.06 RENEWAL RIGHTS (APR 2011)

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

Shell Rental Rate	[REDACTED]
Operating Cost	
Option term is subject to continuing annual adjustments.	

provided notice is given to the Lessor at least 90 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 BY REFERENCE

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
Floor Plan(s)		A
Parking Plan(s)		B
Special Requirements		C
GSA Form 3517B General Clauses	47	D
GSA Form 3518, Representations and Certifications	10	E
Building Security Unit Price List		F

1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (SUCCEEDING) (SEPT 2011)

Intentionally Deleted

1.09 BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012)

Intentionally Deleted

1.10 BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2012)

Intentionally Deleted

1.11 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (APR 2011)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is 20 percent. The percentage of occupancy is derived by dividing the total Government space of 8,353.52 rentable square feet by the total building space of 41,654 rentable square feet.

The Real Estate Tax Base, as defined in the Real Estate Tax Adjustment clause of the Lease is \$12,777.00 (\$1.53/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 \$12,777.00 (\$1.53/RSF).

1.13 OPERATING COST BASE (APR 2011)

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$8.00 per rentable sq. ft.

1.14 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (APR 2011)

In accordance with the section 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 \$6.17 per ABOA sq. ft. (\$6.00/rsf) of space vacated by the Government.

1.15 HOURLY OVERTIME HVAC RATES (APR 2011)

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

\$_____ per hour per zone

No. of zones: _____

\$_____ per hour for the entire space.

1.16 24-HOUR HVAC REQUIREMENT (APR 2011)

The Overtime Usage rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at a rate of \$_____ per ABOA sq. ft. of the area receiving the additional overtime HVAC.

1.17 ADDITIONAL BUILDING IMPROVEMENTS (APR 2011)

In addition to construction of the Tenant Improvements as required in this Lease, the Lessor shall be required to complete the following additional building improvements (e.g., Fire/Life Safety, Seismic, and Energy Efficiency) prior to acceptance of the Space:

- A. _____
- B. _____
- C. _____