

**U.S. GOVERNMENT LEASE FOR REAL PROPERTY**

DATE OF LEASE June 6, 2012 LEASE NO. GS-05B-18664

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

Richard Corcoran

Whose address is 1400 Madison Avenue  
Suite 616  
Mankato, MN 56001-3626

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:

- The Lessor hereby leases to the Government the following described premises:  
\* A total of 1,914 rentable square feet (RSF) of office and related space, which yields 1,664 ANSI/BOMA Office Area square feet (USF) of space at 209 South Second Street, 209 South Second Street, Mankato, MN 50661-3626 as indicated on the attached Floor Plan, to be used for such purposes as determined by the General Services Administration.  
\* The common area factor for the leased premises occupied by the Government is established as 1.15 (see "Common Area Factor" paragraph of the lease).  
\* The leased premises occupied by the Government for real estate tax adjustments is established as 4.7% (see also "Percentage Occupancy" paragraph of the lease).
- TO HAVE AND TO HOLD the said premises with their appurtenances for a term of ten (10) years, five (5) years beginning June 1, 2012, subject to termination and renewal rights as may be hereinafter set forth.
- The Government shall pay the Lessor annual rent of \$34,930.50 (\$18.25/RSF - \$20.99/USF) at the rate of \$2,910.88 per month in arrears. Accumulated operating cost adjustments shall be included in the stated per annum rates at the time they become effective. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:  
  
Northwestern Office Building Partnership  
c/o of Fisher Management Company  
Suite 616  
1400 Madison Avenue  
Mankato, MN 56001-3626
- The Lessor shall furnish to the Government, as part to the rental consideration, the following:  
Those tenant improvements, facilities, services, supplies, utilities, and maintenance in accordance with SFO GS-05B-18664 dated February 15, 2011. (38 pages)

Continued on page 2

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

**LESSOR**

SIGNATURE [Redacted] NAME OF SIGNER Richard Corcoran

SIGNATURE [Redacted] NAME OF SIGNER Terri Goebel  
**UNITED STATES OF AMERICA**

SIGNATURE [Redacted] NAME OF SIGNER June M. Beecham  
OFFICIAL TITLE OF SIGNER Contracting Officer

5. The Government may terminate this lease at any time on or after May 31, 2017 by giving at least 120 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.
  
6. This Lease may be renewed at the option of the Government, for the following terms and at the following rentals:  
  
provided notice is given in writing to the Lessor at least 180 days before the end of the original Lease term or any renewal term; the shell rate for years June 1, 2022 through May 31, 2027 for 1,914 rentable square feet of space shall be \$8.30; 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.
  
7. The following are attached and made a part hereof:
  - A. Standard Form 2 continuation Pages 2
  - B. Solicitation for Offers GS-05B-18664 dated February 15, 2011, 38 pages;
  - C. GSA Form 3517 entitled GENERAL CLAUSES (Rev. 11/05), 21 pages;
  - D. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 1/07), 7 pages;
  - E. Floor Plan, 1 page;
  
8. In accordance with the SFO paragraph entitled Operating Costs Base, the base is established as \$9.04 per RSF (\$17,302.56 per annum).
  
9. In accordance with the SFO paragraph entitled Tax Adjustment, the base is established as \$1.91 per RSF (\$3,655.74 per annum).
  
10. In accordance with the SFO paragraph entitled Adjustment for Vacant Premises, the adjustment is established as \$1.00 per USF for vacant space (rental reduction).
  
11. In accordance with the SFO Paragraph entitled Overtime Usage, the rate for overtime usage is established as \$20.00 per hour.

SCHEDULE OF RENT COMPONENTS

| Annual Rent applies to Years | Total Shell Rent | Total Operating Costs | Total TI*      | Total Building Specific Amortized Security** | Total Structured Parking             | Total Surface Parking | Total Annual Rent |
|------------------------------|------------------|-----------------------|----------------|--|--------------------------------------|-----------------------|-------------------|
| 1 to 5                       | \$13,972.20      | \$17,302.56           | Not Applicable | Not Applicable                               | 2 spaces Included in the rental rate | Not Applicable        | \$34,930.50       |
| 6 to 10                      | \$13,972.20      | \$17,302.56           | Not Applicable | Not Applicable                               | 2 spaces Included in the rental rate | Not Applicable        | \$34,930.50       |

INITIALS:     *BA*     &     *QMB*      
 LESSOR & GOVT