

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

DATE OF LEASE **AUG 09 2010** LEASE NO. **GS-06P-01 006**

THIS LEASE, made and entered into this date by and between **PGS, LLC**

whose address is **209 E. Green Meadows, Suite B  
Columbia, MO 65203-3637**

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:

18,500 rentable square feet, which yields 17,000 ANSI/BOMA Office Area square feet (USF) of office space on the first and second floors of the building located at **3402 Buttonwood Drive, Columbia, MO 65201 - 3718** to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are eighty-nine (89) on-site surface parking spaces to be used by the Government employees and public patrons.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term for ten (10) years, with a firm term of seven (7) years, subject to termination and renewal rights as may be hereinafter set forth. The Lessor shall deliver the premises to the Government substantially complete no later than one hundred twenty (120) working days subsequent to the Government's issuance of the notice to proceed for the tenant improvements.

3. The Government shall pay the Lessor monthly in arrears in accordance with the following table:

Effective on the day the space is accepted by the government rent shall follow for 18,500 rentable square feet, 17,000 ANSI/BOMA (USF)

Months	Rent Component	Rate/RSF	Total Annual	Total Monthly
1 through 84	Shell	\$13.955575	\$258,178.14	
	Base Cost of Svcs	\$4.406432	\$81,519.00	
	Amortized Tis	\$6.507993	\$120,397.86	
	<b>Total Rent</b>	<b>\$24.870000</b>	<b>\$460,095.00</b>	<b>\$ 38,341.25</b>
85 through 120	Shell	\$15.100000	\$279,350.00	
	Base Cost of Svcs	\$4.406432	\$81,519.00	
	Amortized Tis	\$0.000000	\$0.00	
	<b>Total Rent</b>	<b>\$19.506432</b>	<b>\$360,869.00</b>	<b>\$ 30,072.42</b>

SIGNATURE: [Redacted] NAME OF SIGNER: **JAMES V. GLASCOCK**

ADDRESS: **209 E GREEN MEADOWS ROAD, SUITE B, COLUMBIA, MO 65203-3637**

SIGNATURE: [Redacted] NAME OF SIGNER: **Sheila Bruner**

UNITED STATES OF AMERICA

SIGNATURE: [Redacted] NAME OF SIGNER: **Eric B. Gibbs**

OFFICIAL TITLE OF SIGNER: **LEASE CONTRACTING OFFICER**

Rent shall be adjusted in accordance with the provisions of the Solicitation for Offers and General Clauses. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

**PGS, LLC**  
209 E. Green Meadows, Suite B  
Columbia, MO 65203-3637

4. The Government may terminate this Lease in whole or in part at any time at the completion of, or after the seventh (7th) year by giving at least ninety (90) 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. The Lessor shall furnish to the Government, as part to the rental consideration, the following:
  - A. Those facilities, services, supplies, utilities, and maintenance in accordance with SFO #9MO2271, dated April, 1, 2010 as amended.
  - B. Build out in accordance with standards set forth in SFO #9MO2271, dated April 1, 2010, as amended, and the Government's design intent drawings. The Government's design intent drawings shall be developed subsequent to award.
  - C. Deviations to the Government's design intent drawings will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.
6. The following are attached and made a part hereof:
  - A. Solicitation for Offers (SFO) No. 9MO2271 dated April, 1, 2010
  - B. Amendment #1 to SFO No. 9MO2271
  - C. Amendment #2 to SFO No. 9MO2271
  - D. GSA Form 3517B entitled GENERAL CLAUSES (Rev. 06/08)
  - E. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 1/07)
  - F. Attachment #8 to SFO No. 9MO2271 – Special Requirements
  - G. Exhibit A – Floor plan and Drawings consisting of two (2) pages
7. Rent includes a Tenant Improvement Allowance of \$40.40 per usable square foot, or \$686,800.00, to be amortized through the rent over the firm term of the Lease (84 months) at the rate of 6.00%. In accordance with SFO paragraph 3.3, *Tenant Improvements Rental Adjustment*, the actual cost of Tenant Improvements shall be reconciled and rent adjusted accordingly.

Fees applicable to Tenant Improvements shall not exceed:

- General Contractor's General Conditions and overhead and profit: ten (10) percent of project cost
  - Architectural/Engineering: \$2.00 per usable square foot
  - Lessor Project Management Fees zero (0) percent of project cost
8. Rent includes Building Specific Security Costs.

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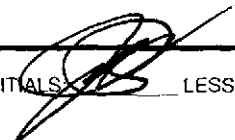

INITIALS:  LESSOR &  GOV'T

STANDARD FORM 2 (REV. 12/2006) CONTINUATION

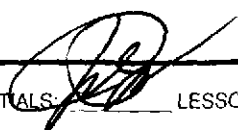

9. In accordance with SFO paragraph 2.5, *Broker Commission and Commission Credit*, Jones Lang LaSalle ("JLL") is the authorized real estate broker representing GSA in connection with this Lease transaction. The Lessor and JLL have agreed to a cooperating Lease commission of [REDACTED] of the firm term value of this Lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon Lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises Leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 2.5, only [REDACTED], which is [REDACTED] of the Commission, will be payable to Jones Lang LaSalle when the Lease is awarded. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the shell rental portion of the annual rental payments due and owing shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured. The monthly rent schedule for the firm term is as follows:

Months	Total Monthly Rent	Monthly Shell Rent	Commission Credit	Total Net Monthly Rent
1	\$ 38,341.25	\$ 21,514.85	\$ [REDACTED]	\$ [REDACTED]
2	\$ 38,341.25	\$ 21,514.85	\$ [REDACTED]	\$ [REDACTED]
3	\$ 38,341.25	\$ 21,514.85	\$ [REDACTED]	\$ [REDACTED]
4-84	\$ 38,341.25	\$ 21,514.85	-	\$ 38,341.25

- 10. In accordance with SFO paragraph 4.1, *Measurement of Space*, the common area factor is established as 1.08824 (18,500 RSF / 17,000 USF).
- 11. In accordance with SFO paragraph 4.2, *Tax Adjustment*, the percentage of Government occupancy is established as 92.50%.
- 12. In accordance with SFO paragraph 4.3, *Operating Costs*, the escalation base is established as \$81,519.00 per annum.
- 13. In accordance with SFO Paragraph 4.6, *Overtime Usage*, the rate for overtime usage is established as \$0.00 per hour beyond the normal hours of operation of 7:00 AM to 6:00 PM. Areas requiring 24/7 HVAC will be provided at no additional cost to the Government.
- 14. In accordance with SFO paragraph 5.13, *Floor Plans After Occupancy*, the Lessor shall provide 1 copy of CAD as built drawings on CD-ROM to the contracting officer within 30 calendar days of completion of construction.
- 15. The Lessor hereby forever and unconditionally waives any right to make a claim against the Government for restoration arising from alteration or removal of any alteration by the Government during the term of this Lease or any extensions. This waiver applies to any and all alterations completed by either the Government or Lessor including initial build out of the Lease space and/or any subsequent modifications required during the Lease period. At the Government's sole discretion alterations will remain in the Leased space after termination of the Lease contract and will become property of the Lessor.
- 16. Wherever the words "offeror" or "successful offeror" appear in this Lease, they shall be deemed to mean "Lessor"; wherever the words "solicitation", "solicitation for offers", or "SFO" appear in this Lease, they shall be deemed to mean "this Lease"; wherever the words "space offered for Lease" appear in this Lease, they shall be deemed to mean "Leased premises."
- 17. The Lessor shall not enter into negotiations concerning the space Leased or to be Leased with representatives of federal agencies other than the officers or employees of the U.S. General Services Administration or personnel authorized by the Contracting Officer.
- 18. Within 5 days of Lease occupancy, the Lessor shall provide the tenant agency representative (with a copy forwarded to the GSA Government Representative), on site, a copy of the name and phone number of maintenance personnel in order to immediately remedy any issue related to cleaning, maintenance, janitorial, etc.

INITIALS  LESSOR &  GOV'T

19. This Lease, upon execution, contains the entire agreement of the parties and no prior written or oral agreement, expressed or implied, shall be admissible to contradict the provisions of this Lease. Wherever there is a conflict between the SF-2 and the SFO, the SF-2 shall take precedence.
20. The Lessor agrees that all technical egress requirements of the building will comply with egress requirements of the SFO, including the National Fire Protection Agency (NFPA) 101, *Life Safety Code* prior to the final building build out of the tenant improvements.
21. In accordance with SFO paragraph 2.3, the Lessor agrees that the deficiencies set forth in the certificate of seismic compliance existing building as prepared by Timothy Dale Taylor, PE, of Taylor Structural Engineering, LLC dated 4/20/2010 will be addressed as proposed by Mr. Taylor and all work will be completed prior to the final building build out of tenant improvements.
22. The Lessor agrees that prior to the final building build out the tenant improvements, the accessibility of the building will conform to the Architectural Barriers Act Accessibility Standard (ABAAS), as stipulated in SFO #9MO2271, Paragraph 1.12(A)(2).

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STANDARD FORM 2 (REV. 12/2006) CONTINUATION

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