

This Lease is made and entered into between

Lessor's Name BSP Golub Creve Coeur, LLC

whose principal place of business is 12747 Olive Boulevard, Suite 240, St. Louis, MO 63141-6299, 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

1224 Fern Ridge Parkway
Creve Coeur, MO 63141-4404

and more fully described in the Form L202 and Exhibit A consisting of 1 page, together with rights to the use of 8,223 BOMA office area square feet and 9,210 rentable square feet of space, and 5 covered/reserved parking space, 1 uncovered/reserved parking space, 31 general surface parking spaces and other areas as set forth herein.

To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

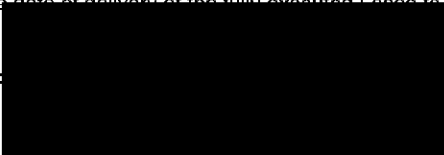
October 1, 2011 and continuing through September 30, 2021.

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.

Rental payments shall be made payable to: BSP Golub Creve Coeur, LLC
12747 Olive Blvd., Ste. 240
St. Louis, MO 63141


The lease number is GS-06P-11064 in lieu of LMO11064 on Exhibit A, GSA Form 3517B, and GSA Form 3518.

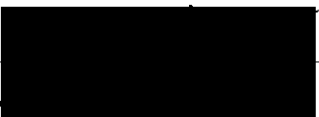

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR: 

FOR 

Name: lee golub
Title: EV
Date: 9/20/11

Name: 
Title: Lease Contracting Officer
Date: 9/20/2011

WITNESSED BY:

Name: 
Title: Leasing/Marketing Specialist
Date: 9/20/11

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES—SUCCEEDING (APR 2011)

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 Lease Contract paragraphs and attached General Clauses.

The Premises are described as follows:

Office and Related Space: 9,210 rentable square feet/RSF (3,511 [redacted] and 5,699 [redacted]) yielding 8,223 ANSI/BOMA Office Area (3,135 [redacted] and 5,088 [redacted]) square feet (sq. ft.) of office and related space located at 1224 Fern Ridge Parkway Creve Coeur, MO 63141-4404 as depicted on Exhibit A consisting of one sheet. The [redacted] has 3 reserved/covered spaces, 1 uncovered/reserved spaces, and 19 general surface parking spaces [redacted] has 2 reserved/covered spaces, 0 uncovered/reserved spaces, and 12 general surface parking spaces. Together [redacted] and [redacted] have 5 reserved/covered spaces, 1, uncovered/reserved space, and 31 general surface parking spaces.

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 reserved covered/structured parking spaces and 1 reserved uncovered surface parking space for the exclusive use of the Government. In addition, the Lessor shall provide 31 general parking spaces for general use. All of the parking spaces shall be provided free of charge.

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	\$94,586.700000	\$10.270000	\$130,689.900000	\$14.190000
TENANT IMPROVEMENTS RENTAL RATE*	\$19,985.700000	\$2.170000	\$0.000000	\$0.000000
OPERATING COSTS*	\$55,837.930000	\$6.062750	\$55,837.930000	\$6.062750
FULL SERVICE RATE	\$170,410.330000	\$18.502750	\$186,527.830000	\$20.252750

*The Tenant Improvements are to provide new flooring, wall covering, shatter resistant window protection in section 3.55, and blinds throughout the spaces. This amount shall be amortized over the firm term and not charged for years 6-10. Total Tenant Improvement cost is \$77,892.15; the amortization rate is 10.27338%; the annual cost of the TI rental payment is \$19,985.70.

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 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.

1.04 BROKER COMMISSION AND COMMISSION CREDIT (APR 2011)

UGL Services – Equis Operations ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to **UGL Services – Equis Operations** with the remaining [REDACTED] which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing 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 in equal monthly installments over the shortest period practicable.

Notwithstanding the "Rent and Other Considerations" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The total rental consideration for the five year firm term is \$852,051.65. The landlord has agreed to a commission of [REDACTED] of the total rental consideration for this deal, or [REDACTED]. Per the NBC2 contract, UGL is entitled to a fee of [REDACTED] for this deal ([REDACTED] of the commission), or [REDACTED]; the agency is due the balance of the commission [REDACTED] of the commission), or [REDACTED], which will be credited against the monthly shell rent installments. The monthly shell rental rate is [REDACTED] after deducting the credit, the first month's shell rental due is [REDACTED]. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Shell Rental Payment is \$7,882.23 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.

1.05 TERMINATION RIGHT (APR 2011)

The Government may terminate this Lease, in whole or in part, at the end of the fifth year and each lease anniversary thereafter by providing not less than 180 days' prior written notice to the Lessor. No rental shall accrue after the effective date of termination.

1.06 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	1	A
GSA FORM 3517B GENERAL CLAUSES	33	
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	7	

1.07 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 18.28 percent. The percentage of occupancy is derived by dividing the total Government space rentable square feet by the total building space rentable square feet.

1.08 OPERATING COST BASE (APR 2011)

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the operating costs is \$55,837.93 or \$6.790457 per ANSO BOMA office area square foot .

1.09 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 an equitable amount not required to operate the Government's space which will be negotiated at a future date should it occur

1.10 OVERTIME HVAC RATES (APR 2011)

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

\$10 per hour for up to 8 hours per year; then \$20.00 per hour thereafter.

1.11 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. The computer room requires cooling 24 hours per day 7 days per week and is considered routine hours and included in the standard rental. Therefore, there is no additional cooling charge for the computer room cooling.

1.12 OTHER REQUIREMENTS

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. _____