

STANDARD FORM 2
FEBRUARY 1965
EDITION
GENERAL SERVICES
ADMINISTRATION
FPR (41 CFR) 1-16.601

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

7-22-11

LEASE NO.

LOH18698

THIS LEASE, made and entered into this date by and between GIAMMARCO PROPERTIES LLC

whose address is 5252 MONROE ST
TOLEDO, OH 43623-3140

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 consideration hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

8,821 BOMA usable square feet (9,862 rentable) of ground floor office space, in a single story multi-unit building, along with 39 on-site surface parking spaces for the exclusive use of the Government, all located at 4906 Monroe Rd., Toledo, OH 43623, to be used for such purposes as determined by the General Services Administration.

This is a fully serviced lease, which includes tenant improvements, real estate taxes, operating costs and parking, as specified in SFO LOH18698, which is attached to, and is part of this lease.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on January 15, 2012 through January 14, 2022, subject to termination and renewal rights as may be hereinafter set forth. The commencement date of January 15, 2012 is an estimated beginning date. The actual commencement date will be established as an amendment to the lease by a Supplemental Lease Agreement if necessary. The lease will then be in effect for 10 years firm.

3. The Government shall pay the Lessor annual rent of \$342,695.85 at the rate of \$28,557.99 per Month in arrears. Rent for Years 1 -10 consists of \$24,054.46 per month for shell/base rent, operating expenses, real estate taxes and parking, and \$4,503.53 per month in Tenant Improvements, which were amortized over 120 months at an annual interest rate of 8%. Rent for a lesser period shall be prorated.

In Section 3.1, HOW TO OFFER, the Lessor agrees to provide up to \$42.08 per BOMA usable square foot toward the cost of the Tenant Improvements defined in SFO Attachment # 1. In the event the Tenant Improvement cost is less than the amount provided above, Lessor agrees as outlined in Section 3.3 TENANT IMPROVEMENT RENTAL ADJUSTMENT, to refund such difference in the form of a reduction of the Tenant Improvement portion of the rental using a 8% amortization annual interest rate over 120 months. The Government and Lessor agree that the final Tenant Improvement costs will be stated in a Supplemental Lease Agreement. Rent checks shall be made payable to:

GIAMMARCO PROPERTIES LLC
5252 MONROE ST
TOLEDO, OH 43623-3140

4. ~~The Government may terminate this lease at any time on or after by giving at least 60 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.~~

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

- (A) All service, utilities and maintenance (including janitorial) of the building and grounds as provided in the lease and attachments hereto.
- (B) The Lessor shall satisfy all responsibilities and obligations as defined in the Solicitation for Offers No. LOH18698 including the attachments to the lease referenced in Paragraph 7 below, including but not limited to providing at least 39 on-site parking spaces as well as meeting all Handicap Accessibility and Fire/Life Safety Requirements.

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

- (A) Paragraphs 9 through 24 of this lease on pages 3 through 5;
- (B) Exhibit A Davis Bacon Wages printed 03/28/2011 consisting of 10 pages;
- (C) Exhibit B Site Plan consisting of 1 page;
- (D) Exhibit C Floor Plan consisting of 1 page;
- (E) Solicitation for Offers (SFO) No. LOH18698 dated 1/28/2010 pages 1 through 51;
- (F) Attachment #1: Lease Costs Breakdown Summary consisting of 2 pages;
- (G) SFO Attachment No. 1: SFO TI/SHELL GUIDE consisting of 4 pages;
- (H) SFO Attachment No. 2: General Requirements consisting of 11 pages;
- (I) Form B - Document Security Notice consisting of 2 pages;
- (J) GSA Form 3516 (REV. 12/03) consisting of 1 page;
- (K) GSA Form 3517 (REV. 11/05) consisting of 2 pages;
- (L) GSA Form 3518 (REV. 1/07) consisting of 7 pages.

8. The following changes were made in this lease prior to its execution:

Paragraphs 4 and 5 of Standard Form 2 have been deleted in their entirety.

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

LESSOR

[Redacted Signature]

BY

(Signature)

IN PRESENCE OF

[Redacted Name] *24ND002*

[Redacted Name]

UNITED STATES OF AMERICA

FEDERAL SERVICES ADMINISTRATION

BY

[Redacted Signature]

Leasing Contracting Officer

(Official title)

9. The date of this lease is the date this contract was formed as a result of the Government's acceptance of the Lessor's Final Proposal Revisions dated April 11, 2011 submitted by the Lessor under SFO LOH18698 and the following conditions:

- (a) Exterior windows are to be installed in bays along Naomi Drive and the rear of the building.
- (b) Complimentary awnings are to be installed on the new windows along Naomi Drive.
- (c) Removal of the lower windows on both sides of the existing entry double doors
- (d) A new privacy fence will be installed shielding the residential houses.
- (e) Removal of the loading mechanism and posts in the rear of the building.
- (f) Removal of the existing interior masonry wall as a lessor shell expense if space planning deems necessary. An initial test fit shows there is enough space to place workstations between the existing interior masonry wall and the perimeter wall.

This lease reflects the terms and conditions of the accepted Final Revised Offer.

10. The anniversary date for annual escalations and operating cost adjustments will be revised based upon the actual commencement date, which will be established as an amendment to the lease by a Supplemental Lease Agreement as stated in the above Paragraph 2.

11. The Government shall deliver layout drawings and necessary finish selections to the Lessor within the latter of 120 working days after receipt of accurate CAD files of the existing demised area to be leased from the Lessor or the date of this lease. The Lessor shall prepare the Construction Drawings no later than 30 working days after receipt of the Government's Design Intent Drawings. The Lessor will construct and build out the space per the requirements in the SFO LOH18698 and its attachments, so as to be ready for occupancy no later than 120 calendar days after receiving the Government's Notice to Proceed with Tenant Improvements. As of the date on this SF-2, the Lessor has submitted CAD files of the demised area.

12. The total BOMA usable square foot area referred to in Paragraph 1 is subject to adjustment but may not exceed the maximum limitation nor the minimum usable requirement defined in the Solicitation for Offers. Should there be any adjustments in the square footage delivered that has been determined through mutual field measurement, the per annum rental referred to above shall be adjusted on the basis of \$38.85 per BOMA usable square foot. If necessary, the lease shall be amended by Supplemental Lease Agreement after actual field measurement is performed in order to establish the square footage and annual rental in compliance with the terms of the lease. Should the leased space offer more than the maximum usable square footage required under SFO LOH18698, the Government will not adjust the annual rental for any usable square footage above the maximum usable square footage. Should the leased space not offer the minimum usable square footage required in SFO LOH18698 this lease may be declared null and void by the Government, with no further obligation on the part of either party.

13. The rent is subject to annual operating cost adjustments in accordance with Section 3, Paragraph 3.7 OPERATING COSTS (SEP 2000) (A through E) of Solicitation for Offers No. LOH18698 within this lease. It is understood and agreed that for operating cost adjustment purposes, the first year's operating cost base will be \$59,188.91, which is approximately \$6.71 per BOMA usable square foot.

14. It is understood and agreed that for real estate tax adjustment purposes, in accordance with Section 3, Paragraph 3.5 TAX ADJUSTMENT (SEP 2000) (A through G) of Solicitation for Offers No. LOH18698 within this lease, the Government will occupy 68.5 percent of the rentable square foot area of the entire building. The Lessor estimates the Government's portion of the tax bill to be \$31,500.00 for the first year, fully assessed real estate taxes which is included in the annual rental as stated in this SF-2. The Identification Number for the Real Estate Parcel occupied under this lease is 231-4524 and supplied to the Government.

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15. If heating or cooling is required by the Government on an overtime basis, it shall be provided at an additional cost to the Government of \$35.00 per hour.
16. Lessor shall not construct, change, alter, remove, or add to the leased area without prior notification and approval from the Contracting Officer of the General Services Administration or his/her designee.
17. All questions pertaining to this lease should be referred to the Contracting Officer of the General Services Administration or his/her designee. The Government occupant is not authorized to administer the lease. The Government assumes no responsibility for any cost incurred by the Lessor except as provided by the terms of this lease or authorized in writing by the Contracting Officer or his/her designee.
18. The Government shall have total flexibility in the layout of the interior office space including the placement of all SSA's and Lessor's rooms (i.e. the mechanical room, janitor closets, etc, public and employee restrooms and drinking fountains). The Lessor acknowledges that the Government will supply the Lessor with approved interior space plans for the Lessor to use to develop his construction plans. The Lessor agrees to remove as much of the original southeast building wall (now inside the building) as required to satisfy the [REDACTED] office layout. Additionally the Lessor agrees to provide additional windows on the current southeast and northeast exterior walls as will be depicted on the design intent drawings.
19. All terms and conditions of this Lease as expressly contained herein represent the total obligations of the Lessor and the Government. Any agreements, written or oral between the Lessor and Government prior to the execution of this Lease are not applicable or binding. This agreement may be amended only by written instrument executed by the Lessor and Government.
20. Attached to this lease are the Department of Labor wage rates for Lucas County consisting of 10 pages. As required by Paragraph 1.13, LABOR STANDARDS of the Solicitation for Offers No. LOH18698; which is made part of this Lease, the Lessor is required to pay current prevailing wage rates established for the construction area, as determined by the Department of Labor. It is the Lessor's responsibility to determine what the current wage rates are at the time of construction in the area of the construction from the Department of Labor and to use those rates to comply with Paragraphs 1.13 of the Solicitation for Offers No. LOH18698.
21. The Contracting Officer represents the General Services Administration as an agent with authority to enter into this Lease on behalf of the Government and executes this document in his or her Official capacity only, and not as an individual.
22. If the property housing the leased premises is sold or transferred, the following information is required before the Government can acknowledge the successor in interest and change the payee for rent or other payments:
 - (I) Evidence of the transfer of title.
 - (II) A letter from successor Lessor (transferee) assuming, approving, and adopting the lease and agreeing to be bound by its terms.
 - (III) A letter from prior Lessor (transferor) waiving all rights under the lease as against the United States of America, except unpaid rent through a specified date, usually the date of ownership transfer.
 - (IV) The IRS tax identification number of the new owner.

Where leased premises are transferred by death of the Lessor, a copy of the letters of administration when there is no will, showing the Lessor(s), is required. Unless an interim court order is received, rents will be accrued and paid to the new owner(s) upon final settlement of the estate.

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23. The Lessor's DUNS Number is 938317773 and Tax ID Number is [REDACTED]
24. In accordance with SFO Paragraph 2.3 Broker Commission and Commission Credit, CBRE ("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 payable according to the Commission Agreement signed between the two parties. Due to the Commission Credit described in SFO Paragraph 2.3, only [REDACTED] of the Commission, will be payable to the Broker 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 full month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time period practicable. The reduction in Shell rent shall commence with the first month of the rental payments and continue each month until fully recaptured.

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