

STANDARD FORM 2 FEBRUARY 1965 EDITION GENERAL SERVICES ADMINISTRATION FPR (41 CFR) 1-16.601	<b>U.S. GOVERNMENT LEASE FOR REAL PROPERTY</b>	
DATE OF LEASE	11-10-11	LEASE NO. GS-05B-18824
LEASE, made and entered into this date by and between		
whose address is	GENESIS BUILDING LTD c/o Dalad Group 6055 Rockside Woods Blvd., Suite 100 Independence, OH 44131-2333	
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:		
3,715 ABOA Office Area (4,198 rentable square feet) of fifth floor office space, in a six story building along with 12 on-site parking spaces for the use of the Government, all located at 6000 Lombardo Center Drive, Seven Hills, OH 44131-2579 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 GS-05B-18824, 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 August 20, 2012 through August 19, 2022, subject to termination and renewal rights as may be hereinafter set forth. The commencement date of 8/20/12, is established provided that tenant improvements to be determined are completed and accepted prior to that date. Any other 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, 5 years firm.		
3. The Government shall pay the Lessor annual rent of Years 1-5: \$136,749.12 at the rate of \$11,395.76 per Month in arrears. Years 6-10 \$110,632.08 at the rate of \$9,219.39 per month in arrears.		
Rent for Years 1-5 consists of \$8,320.92 per month for shell/base rent, operating expenses, real estate taxes, amortized building-specific security, and parking, plus \$3,074.84 per month in Tenant Improvements, which were amortized over 60 months at an annual interest rate of 8.0%. Rent for a lesser period shall be prorated.		

INITIALS: AW & J  
LESSOR & GOVERNMENT

In Section 3.2, TENANT IMPROVEMENTS INCLUDED IN OFFER, the Lessor agrees to provide up to \$40.82 per ABOA Office Area square foot toward the cost of the tenant improvements defined in SFO GS-05B-18824 and 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 8.0% amortization annual interest rate over 60 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:

GENESIS BUILDING LTD  
6055 Rockside Woods Blvd.Suite 100  
Independence, OH 44131-2333

4. The Government may terminate this lease at any time on or after the 5th year 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.

~~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. GS-05B-18824 including the attachments to the lease referenced in Paragraph 7 below, including but not limited to providing at least 12 on-site parking spaces, as well as, meeting all Handicap Accessibility and Fire/Life Safety Requirements.

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

LESSOR:

BY \_\_\_\_\_  
(Signature)  
IN PRESENCE

[Redacted Signature]

[Redacted Address]

(Signature)

(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

[Redacted Signature]

Lease Contracting Officer

Gerard Rosmarin (Signature)

(Official title)

INITIALS: RV & J  
LESSOR & GOVERNMENT





