

STANDARD FORM 2
FEBRUARY 1985 EDITION
GENERAL SERVICES
ADMINISTRATION
FPR (41 CFR) 101-16.601

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

DEC 19 1990

LEASE NO.

GS-11B-00143 "NEG"

THIS LEASE, made and entered into this date by and between Stafford Place Associates Limited Partnership

whose address is c/o The Evans Company
8251 Greensboro Drive, Suite 1100
McLean, VA 22102

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:

The third through tenth floors in their entirety, 20,425 net usable square feet (nurf) on the B-1 level (see attached plan), and 18,862 nurf on the second floor (see attached plan) of the building located at 4201 Wilson Boulevard, Arlington, Virginia 22203, better known as Stafford Place II, consisting of a total of 363,000 nurf of space as well as 3 reserved inside parking spaces in accordance with Paragraph 34 of the attached SFO.

to be used for such purposes as determined by the Government consistent with local zoning.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on

See Rider #1 through See Rider #1, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$ See Rider #2

at the rate of \$ See Rider #2 per See Rider #2 in arrears.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Stafford Place Associates Limited Partnership, c/o The Evans Company
8251 Greensboro Drive, Suite 1100, McLean, VA 22102

~~4. The Government may terminate this lease at any time by giving at least _____ 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:

All requirements contained in Solicitation for Offers (SFO) 89-048, Attachment A - Special Purpose Performance Specifications, GSA Forms 3517 and 3518 and Riders 1, 2, 3, 4, 6, and 7.

The Government will pay for separately metered electricity per Paragraph 107 of the SFO.

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

~~The General Provisions and Instructions (Standard Form 2DA, _____ edition)~~

- A. SFO 89-048 (82 pages)
- B. Attachment A - Special Purpose Performance Specifications (119 pages)
- C. Attachment B - Alternate Proposals (4 pages)
- D. GSA Form 3517 (38 pages) *Outside*
- E. GSA Form 3518 (11 pages)
- F. GSA Form 1217 (3 pages)
- G. Small Business Subcontracting Plan (9 pages)
- H. Rider No. 1 - Delivery Rider (7 pages)
- I. Rider No. 2 - Miscellaneous Provisions (5 pages)
- J. Rider No. 3 - Fire and Life Safety Issues (3 pages)
- K. Rider No. 4 - Negative Certification for Asbestos (2 pages)
- L. Rider No. 5 - Rules and Regulations (3 pages)
- M. Rider No. 6 - Expansion Space Option (1 page)
- N. Rider No. 7 - Negotiated Prices of Special Purpose Performance Specifications - Attachment A (6 pages)
- O. Plans indicating space on partial floors (3 pages)
- P. Plans indicating net usable square feet calculations (3 pages)

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

Paragraphs 4 and 5 of this SF-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	STATE OF TEXAS	BY: [Redacted]	PARTNER
		By: [Redacted]	David W. Evans, President
			Typed Signature & Title
Attest:	[Redacted]	[Redacted]	Stephen J. Garchik, Secretary
		(Signature)	Typed Signature & Title
IN PRESENCE OF:		[Redacted]	[Redacted]
		(Signature)	(Address)
UNITED STATES	[Redacted]		CONTRACTING OFFICER
BY	[Redacted]		GSA, PBS, Real Estate Division
		(Signature)	(Official title)