

STANDARD FORM 2  
FEBRUARY 1965 EDITION  
GENERAL SERVICES ADMINISTRATION  
FPR (41CFR) 1D16.601

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

DATE OF LEASE: **SEP 13 2011**

LEASE #GS-11B-02261

THIS LEASE, made and entered into this date between Metropolitan Washington Airports Authority whose address is  
45025 Aviation Drive, Suite 250  
Dulles, VA 20166-7514

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.

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WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

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

A total of 8,543 BOMA rentable square feet (BRSF)/ 8,543 BOMA office area square feet (BOASF) of office and related space consisting of the 2<sup>nd</sup> floor of the building known as the MWAA Aircraft Maintenance Hangar ("Hangar Facility") located at 23321 Autopilot Drive, Dulles, VA 20166-7514 to be used for such purposes as determined by the Government (See Exhibit A - Floor plan of leased premises).

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a five (5) year term beginning on TBD BY SUPPLEMENTAL LEASE AGREEMENT through TBD BY SUPPLEMENTAL LEASE AGREEMENT, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent of \$145,231.00 (\$17 per BRSF) at the rate of \$12,102.58 per month in arrears. Rent for a lesser period shall be prorated. This lease is fully serviced with one and one-half percent (1.5%) annual increases over the term of the lease. Rent checks shall be made payable to Metropolitan Washington Airports Authority, P.O. Box 402816, Atlanta, GA 30353-2816 or in accordance with the provision for electronic transfer of funds.

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4. The Government may terminate this lease at any time after the third (3<sup>rd</sup>) anniversary of the lease by giving at least 180 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.

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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.~~

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

A. Electricity, natural gas, water/sewage, and janitorial services.

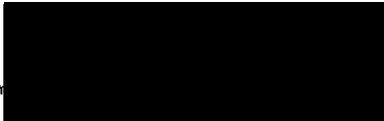
7. The following are attached and made a part hereof:

- A. Lease Agreement - 16 pages MM RP ms
- B. Exhibit A - Premises - 1 page MM RP ms
- C. Exhibit B - Fit-Out Improvements - 15 pages MM RP
- D. Standard Provisions - ~~15 pages~~ 17 pages MM RP ms
- E. FAR Clauses 52.232-25 and 52.233-1 - ~~7 pages~~ 5 pages MM RP ms
- F. Exhibit D - Parking - 1 page MM RP ms

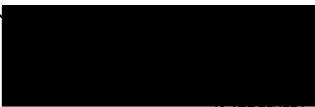
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

BY: METROPOLITAN WASHINGTON AIRPORTS AUTHORITY


BY:  / M. NE STEDMAN

Contracting Officer and Manager  
Airport Administration Dept.

BY:  KIANESA ENKUNU  
(Signature)

Washington Dulles International Airport  
PO Box 17045  
Washington, DC, 20041-0045  
(Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY: 

Contracting Officer  
(Official title)

RP ms