

LEASE NO. GS-11P-LVA12655

Succeeding/Superseding Lease
GSA FORM L202 (September 2013)

This Lease is made and entered into between

PRIM TYCON Courthouse, LLC

(Lessor), whose principal place of business is 28 State Street, 10th Floor, Boston, MA 02109-5718, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(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:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

2070 Chain Bridge Road, Vienna, VA, 22182

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

LEASE TERM

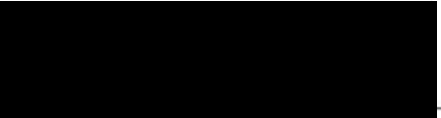
To Have and To Hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease, and continuing for a period of

15 Years, 15 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination and renewal rights, shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

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

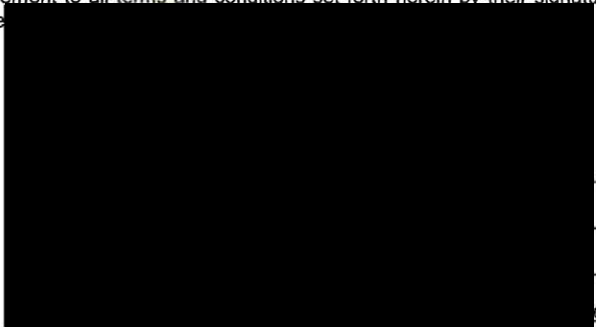
FOR



Name: Reid T. Parker

Title: Regional Director

Date: 9/30/14



Date: 12/24/14

WITNESSED FOR THE LESSOR BY



Name: Kelly Heck

Title: Administrative Assistant

Date: 9/30/14

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SUCCEEDING) (SEP 2013)

Unless otherwise noted, the Government accepts the Premises and tenant improvements in their existing condition, except where specifications or standards are contained elsewhere in this Lease. These standards include security improvements, Fire Protection and Life Safety requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. Such acceptance by the Government of existing Premises shall not relieve Lessor of continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set forth in the Lease paragraphs and attached General Clauses.

The Premises are described as follows:

A. Office and Related Space: A total of **124,990** BOMA Rentable Square Feet (BRSF) (yielding **109,503** ANSI/BOMA Office Area Square Feet (ABOASF)) and consisting of 1,577 BRSF (1,349 ABOASF) located on a portion of the 4th floor; 50,956 BRSF (45,219 ABOASF) located on a portion of the 3rd floor; 63,174 BRSF (55,118 ABOASF) located on the entire 2nd floor; 5,096 BRSF (4,280 ABOASF) located in Suite G98 on the Ground Level; 167 BRSF (140 ABOASF) located in Suite G96 on the Ground Level; 2,270 BRSF (1,918 ABOASF) located in Suite C5 on the Cellar Level; and 1,750 BRSF (1,479 ABOASF) located in Suite C3 on the Cellar Level, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

B. Common Area Factor: The Common Area Factor (CAF) is established as **14.14** percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

1.02 EXPRESS APPURTENANT RIGHTS (SEP 2013)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41 CFR, Part 102-74, Subpart C within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use the following:

A. Parking: **4** parking spaces as depicted on the plan attached hereto as Exhibit **B**, reserved for the exclusive use of the Government, of which **4** shall be structured/inside parking spaces, and **0** shall be surface/outside parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. Antennas, Satellite Dishes, and Related Transmission Devices and Tenant Installed HVAC equipment: (1) Space located on the roof of the Building sufficient in size for the installation and placement of telecommunications equipment and tenant installed HVAC equipment, (2) the right to access the roof of the Building, and (3) use of all Building areas (e.g., chases, plenums, etc.) necessary for the use, operation, and maintenance of such telecommunications and tenant installed HVAC equipment at all times during the term of this Lease.

1.03 RENT AND OTHER CONSIDERATIONS (SEP 2013)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	ANNUAL RENT (YEARS 1-7)	ANNUAL RENT (YEARS 8-15)
SHELL RENT¹	\$2,519,798.40	\$2,707,517.70
TENANT IMPROVEMENTS RENT²	\$ 0.00	\$ 0.00
OPERATING COSTS³	\$ 1,083,663.30	\$ 1,083,663.30
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)⁴	\$ 146,004.00	\$ 146,004.00
PARKING⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT⁶	\$3,749,465.70	\$3,937,185.00

¹Shell rent calculation:

Years 1-7: \$20.16 per RSF multiplied by **124,990** RSF

Years 8-15: \$21.66187 per RSF multiplied by **124,990** RSF

²The Tenant Improvement Allowance of **\$0.00** is amortized at a rate of **0** percent per annum over **15** years.

³Operating Costs rent calculation: **\$8.67** per RSF multiplied by **124,990** RSF

⁴Building Specific Amortized Capital (BSAC) of **\$2,190,060.00** are amortized at a rate of **0** percent per annum over **15** years

⁵Parking costs described under sub-paragraph H below

⁶Rent for Months 1-6 and Months 85-90 of the lease term shall be abated in their entirety (inclusive of tenant improvement amortization, building specific amortized capital amortization, and operating costs).

B. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed **109,503** ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

- C. Intentionally deleted.
- D. Rent is subject to adjustment based on the final Building Specific Amortized Capital (BSAC) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.
- E. 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.
- F. Rent shall be paid to 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 (CCR), now the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered in SAM.
- G. 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 the paragraph entitled "The Premises."
 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; and 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.
- H. Regarding the non-reserved, code required parking requirement as noted in Paragraph 1.02A of the Lease, said parking shall be provided at a rate of \$0.00 per parking space per month (structured/inside), and \$0.00 per parking space per month (surface/outside). Lessor reserves the right to adjust these rates dependent on market conditions.

1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)

A. Savills Studley, Inc. (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 Savills Studley, Inc. 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 time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, in addition to the total of 12 months of rent abatement, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. 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 7 Rental Payment \$312,455.48 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 7th Month's Rent.*

Month 8 Rental Payment \$312,455.48 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 8th Month's Rent.*

Month 9 Rental Payment \$312,455.48 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 9th Month's Rent.*

*Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

1.05 INTENTIONALLY DELETED

1.06 INTENTIONALLY DELETED

1.07 DOCUMENTS INCORPORATED IN THE LEASE (SEP 2013)

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLANS	5	A
PARKING PLAN	1	B
SECURITY REQUIREMENTS	13	C
GSA FORM 3517B GENERAL CLAUSES	47	D
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	10	E

1.08 INTENTIONALLY DELETED

1.09 BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012)

For purposes of this Lease, the Building Specific Amortized Capital (BSAC) is **\$20.00** per ABOA SF. The Lessor will make the total BSAC amount available to the Government, which will use the funds for security related improvements. This amount is amortized in the rent over the Firm Term of this lease at an annual interest rate of **0** percent.

1.10 BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2013)

A. The Government, at its sole discretion, shall make all decisions about the use of the Building Specific Amortized Capital (BSAC). The Government may use all or part of the BSAC. The Government may return to the Lessor any unused portion of the BSAC in exchange for a decrease in rent (where applicable) according to the agreed-upon amortization rate over the Firm Term.

B. The Government may elect to make lump-sum payments for any work covered by the BSAC. The part of the BSAC amortized in the rent shall be reduced accordingly. At any time after occupancy and during the Firm Term of the Lease, the Government, at its sole discretion, may elect to pay a lump sum for any part or all of the remaining unpaid amortized balance of the BSAC. If the Government elects to make a lump-sum payment for the BSAC after occupancy, the payment of the BSAC by the Government will result in a decrease in the rent according to the amortization rate over the Firm Term of the Lease.

C. If it is anticipated that the Government will spend more than the BSAC identified above, the Government may elect to:

1. Reduce the security countermeasure requirements;
2. Pay a lump sum for the amount overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph; or
3. Negotiate an increase in the rent.

1.11 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is **28.098** percent. The Percentage of Occupancy is derived by dividing the total Government Space of **124,990** RSF by the total Building space of **444,822** RSF.

1.12 INTENTIONALLY DELETED

1.13 OPERATING COST BASE (SEP 2013)

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be **\$8.67** per RSF (**\$1,083,663.30/annum**).

1.14 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)

In accordance with the paragraph entitled "Adjustment for Vacant Premises" if the Government fails to occupy or vacates the entire or any portion of the 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 **\$2.25** per ABOA SF of Space vacated by the Government.

1.15 HOURLY OVERTIME HVAC RATES (AUG 2011)

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

- **\$34.00** per hour per zone
- Number of zones: **4 per full floor**

1.16 24-HOUR HVAC REQUIREMENT (APR 2011)

The hourly overtime HVAC rate specified in section 1.15 above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. 55,118 ABOASF located on the entire 2nd floor of the building will be operational 24-hours per day, 7 days per week. The cost of such services for the 2nd floor space shall be provided by the Lessor at no additional charge.

1.17 INTENTIONALLY DELETED