

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE:

DEC 15 2010

LEASE No. GS-09B-02714

THIS LEASE, made and entered into this date between NSHE CA Heat LLC - c/o Karen Admani

whose address is:



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:
7,706 rentable square feet (r.s.f.), yielding approximately 7,122 ANSI/BOMA Office Area square feet and related space located on the 1st Floor at 516 Industry Way, Imperial, California, 92251-7501 together with twenty-eight (28) onsite reserved secured parking spaces, of which thirteen (13) spaces shall be covered, as depicted on the attached floor plan/site plan (Exhibit A) (the "Premises"), to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
2. PARAGRAPH 2 IS INTENTIONALLY OMITTED.
3. PARAGRAPH 3 IS INTENTIONALLY OMITTED.
4. The Government may terminate this lease in whole or in part effective any time after the five (5) year firm term of this lease giving at least ninety (90) days' prior notice in writing to the Lessor. No rentals shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
5. PARAGRAPH 5 IS INTENTIONALLY OMITTED.

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6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
- A. The parking space(s) described in Paragraph 1 and pursuant to Paragraph 1.7B of the SFO, parking spaces required by local code, for public and/or visitor use.
 - B. All labor, materials, equipment, design, professional fees, permit fees, inspection fees, utilities, construction drawings (including, without limitation, plans and specifications), construction costs and services and all other similar costs and expenses associated with making the space, common areas, and related facilities ready for occupancy in accordance with the requirements of this lease and the Government's approved Design Intent Drawings. Rent is subject to adjustment in accordance with Paragraph 3.3.A.1 "Tenant Improvement Rental Adjustment" of the SFO. All cost associated with services, utilities, maintenance, repair, replacement, inspections, improvements and other requirements as required by the Solicitation For Offers No. OCA2630 and its attachments.
 - C. Adequate space for telecommunications antennae and transmission devices in accordance with Paragraph entitled, "Telecommunications: Local Exchange Access," of the Solicitation for Offers.

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

All terms, conditions, and obligations of the Lessor and the Government as set forth in the following:

- a) Sheet No. 1 containing Paragraphs 9 – 17;
- b) Sheet No. 2 containing Paragraphs 18 – 23;
- c) The Solicitation For Offers Number OCA2630 (pages 1- 49) (all references to SFO shall also refer to any Special Requirements and Amendments);
- d) Attachment "A" to SFO No. OCA2630 CBP-OIT Special Requirements (pages 1- 4);
- e) GSA Form 3517B (pages 1- 33);
- f) GSA Form 3518 (pages 1- 7);
- g) 1st Floor Plan/Site Plan (Exhibit "A", pages 1- 2).

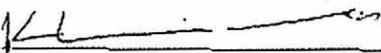
8. The following changes were made in this lease prior to its execution:

Paragraphs 2, 3 and 5 of this STANDARD FORM 2 were deleted in their entirety. Paragraphs 9 through 23 have been added. The words "on or after the five (5) year firm term of this lease" have been added after the word "time" in Paragraph 4 prior to lease execution.

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

LESSOR: NSHE CA Heat LLC – c/o Karen Admani

BY  _____
 (Signature) (Signature)

IN PRESENCE OF:

 _____
 (Signature) (Address: )

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION, Public Buildings Service:

BY  _____
 CONTRACTING OFFICER, GSA

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