

LEASE NO. GS-09B-03018

Streamlined Lease
GSA FORM L201B (June 2012)

This Lease is made and entered into between

IPTV-B, LLC

(Lessor), whose principal place of business is 1133 Connecticut AVE NW STE 800, Washington, DC 20036 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

2300 Boswell Road, Chula Vista, CA 91914-3513

and more fully described in Section 1 and Exhibit A & B, 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

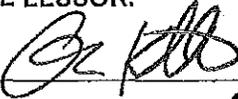
To Have and To Hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

10 Years, 5 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 Lessor.

FOR THE LESSOR:



Name: Glen Kitto

Title: Director

Entity Name: IPTV-B, LLC

Date: 9/21/2012

FOR THE GOVERNMENT:



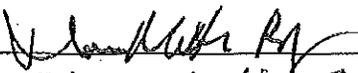
Name: Daniel J. McGrath

Title: Lease Contracting Officer

General Services Administration, Public Buildings Service

Date: 9/24/2012

WITNESSED FOR THE LESSOR BY:



Name: Thomas Matthew Bundy

Title: Analyst

Date: 9/24/2012

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

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SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (JUN 2012)

The Premises are described as follows:

- A. **Office and Related Space:** 11,410 rentable square feet (RSF), yielding 9,922 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1st floor and known as Suite 150, of the Building, as depicted on the floor plan attached hereto as Exhibit A.
- B. **Common Area Factor:** The Common Area Factor (CAF) is established as 15 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 (JUN 2012)

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:** 68 parking spaces as depicted on the plan attached hereto as Exhibit B entitled, "Parking/ Site Plan" reserved for the exclusive use of the Government, of which 18 shall be surface/outside parking spaces, 2 shall be surface/outside parking spaces marked reserved for Government use, and 48 shall be surface/outside parking spaces marked for visitor use. 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:** Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of, all Building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease.

1.03 RENT AND OTHER CONSIDERATION (JUN 2012)

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$255,355.80	\$237,670.30
TENANT IMPROVEMENTS RENT ²	\$111,123.77	\$0
OPERATING COSTS ³	\$101,206.70	\$101,206.70
BUILDING SPECIFIC SECURITY ⁴	\$9,279.74	\$0.00
PARKING ⁵	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$476,966.01	\$338,877.00

¹Shell rent (Firm Term) calculation: \$22.38 per RSF multiplied by 11,410 RSF
²The Tenant Improvement Allowance of \$467,664.34 is amortized at a rate of 7 percent per annum over 5 years.
³Operating Costs rent calculation: \$8.87 per RSF multiplied by 11,410 RSF
⁴Building Specific Security Costs of \$40,000 are amortized at a rate of 6 percent per annum over 5 years
⁵Parking costs described under sub-paragraph G below

In instances where the Lessor amortizes either the TI or Building Specific Security for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any unamortized costs beyond the Firm Term.

- B. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 9,922 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.
- C. 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.

D. 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). If the payee is different from the Lessor, both payee and Lessor must be registered in CCR.

E. 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.

G. Parking shall be provided at a rate of \$0.00 per parking space per month.

1.04 ~~BROKER-COMMISSION AND COMMISSION CREDIT (JUN-2012) INTENTIONALLY DELETED~~

1.05 ~~TERMINATION RIGHTS (AUG 2011)~~

The Government may terminate this Lease, in whole or in part, at any time effective after the Firm Term of this Lease, by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

1.06 ~~RENEWAL-RIGHTS (AUG-2011) INTENTIONALLY DELETED~~

1.07 ~~DOCUMENTS INCORPORATED IN THE LEASE (JUN 2012)~~

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

DOCUMENT NAME	No. OF PAGES	EXHIBIT
FLOOR PLAN(S)	1	A
PARKING PLAN(S)	1	B
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	7	C
GSA FORM 3517B GENERAL CLAUSES	33	D
SECURITY UNIT PRICE LIST	3	E
SECURITY REQUIREMENTS	3	F
DESIGN INTENT DRAWINGS	8	G

1.08 ~~TENANT IMPROVEMENTS AND PRICING (STREAMLINED) (SEPT 2011)~~

The Lessor has agreed to total TI pricing ("Turnkey Lease") of \$746,323.54 based on the approved DIDs dated August 30, 2012. \$467,664.34 shall be amortized in the rent over the Firm Term of this Lease at an interest rate of 7 percent per year. The remaining \$278,659.20 shall be paid via lump sum upon Substantial Completion of the Premises, and upon the Lessor invoicing this amount.

The Government shall have the right to make lump sum payments for any or all TI work.

1.09 ~~TENANT-IMPROVEMENT RENTAL ADJUSTMENT (AUG-2011) INTENTIONALLY DELETED~~

1.10 ~~TENANT-IMPROVEMENT FEE SCHEDULE (JUN-2012) INTENTIONALLY DELETED~~

1.11 ~~PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012) INTENTIONALLY DELETED~~

1.12 ~~REAL ESTATE TAX BASE (JUN-2012) INTENTIONALLY DELETED~~

1.13 ~~OPERATING COST BASE (AUG 2011)~~

The parties agree that for the purpose of applying the paragraph titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be \$8.87 per RSF (\$101,206.70/annum).

1.14 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (JUN 2012)

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 leased 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 \$2.00 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:"

\$40 per hour for the entire Space.

1.16 24-HOUR HVAC REQUIREMENT (APR 2011)

The hourly overtime HVAC rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at an annual rate of \$1.00 per ABOA SF of the area receiving the 24-hour HVAC. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the Building at no additional charge.

1.17 BUILDING IMPROVEMENTS (JUN 2012)

1.18 HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (MAR 2012)

If the Lessor is a qualified HUBZone small business concern (SBC) that did not waive the price evaluation preference then as required by 13 C.F.R. 126.700, the HUBZone SBC must spend at least 50% of the cost of the contract incurred for personnel on its own employees or employees of other qualified HUBZone SBC's and must meet the performance of the work requirements for subcontracting in 13 C.F.R. § 125.6(c). If the Lessor is a HUBZone joint venture, the aggregate of the qualified HUBZone SBC's to the joint venture, not each concern separately, must perform the applicable percentage of work required by this clause.