

DATE OF LEASE

LEASE NO
GS-05B-18295

THIS LEASE, made and entered into this date by and between West Ohio II, LLC
whose address is 210 West Rittenhouse Square, Suite 1900
Philadelphia, PA 19103

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 consideration hereinafter mentioned, covenant and agree as follows:

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

5,601 square feet of rentable office space on the 5th floor of a 22-story building known as 101 West Ohio Street located at 101 West Ohio Street, Indianapolis, IN 46204-1970 yielding 4,870 usable square feet.

Twenty (20) unreserved and an additional ten (10) reserved and secured on-site structured parking spaces are included at no additional cost to the Government.

Said premises to be used for such purposes as determined by the General Services Administration.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on January 11, 2011 through January 10, 2021, subject to any renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor rent as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>MONTHLY RENT</u>	<u>RATE/RSF</u>
Years 1 – 5	\$175,230.73	\$14,602.56	\$31.29
Years 6 – 10	\$128,832.08	\$10,736.01	\$23.00

CPI and tax escalations continue throughout the term of the lease.

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

West Ohio II, LLC
210 Rittenhouse Square, Suite 1900
Philadelphia, PA 19103

4. The term of this lease shall be for ten (10) years, five (5) years firm with sixty (60) days written cancellation notice anytime on or after January 11, 2016. 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:

A. All services, utilities, maintenance and other operations as set forth elsewhere in this lease.

B. All responsibilities and obligations as defined in the Solicitation for Offers Number GS-05B-18295 and other attachments to the Lease referenced in Paragraph 7 of this SF-2 form.

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

- U.S. Government Lease For Real Property, Standard Form 2, Attachment A (Paragraphs 8 -27) – 3 Pages
- Solicitation for Offers (SFO) — 52 Pages
- Amendment #1 to the SFO dated March 8, 2010
- Form 3517, General Clauses (Rev 11/05) — 2 Pages
- Form 3518, Representations and Certifications (Rev 1/07) — 7 Pages
- Exhibit A, Floor Plan — 1 Page
- Exhibit B, Legal Description

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

Paragraph 5 was deleted in its entirety without substitution.

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

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LESSOR West Ohio II, LLC

BY _____ (Signature) _____ (Signature)

IN PRESENCE OF: _____ (Signature of Witness) _____ (Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY _____ Contracting Officer _____ (Official title)

26. The Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED]^{7(b)(4)} of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED]^{9(b)(4)} of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

27. Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture 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:

First Month's Rental Payment \$14,602.56 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's rent.

Second Month's Rental Payment \$14,602.56 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's rent.

Third Month's Rental Payment \$14,602.56 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's rent.

INITIALS: _____ & _____
LESSOR GOVERNMENT