

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE 12/15/2009

LEASE NO
GS-05B-18312

THIS LEASE, made and entered into this date by and between

whose address is Airport Trade Center, LLC
C/O Agracel, INC
1200 Network Centre Drive, Suite 3
Effingham, IL 62401.

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:

15,240 rentable square feet which yields 13,945 ANSI/BOMA office area square feet in the Airport Trade Center IV, located at 8303 W. Southern Ave, Indianapolis, IN and eleven (11) onsite reserved parking spaces. The eleven (11) reserved parking spaces shall be provided as a part of the rental consideration.

Seid premises to be used for such general office purposes as determined by the General Services Administration.

2. TO HAVE AND TO HOLD the said premise with their appurtenances for a term of ten (10) years, five (5) years firm beginning the date the leasehold improvements constructed by the Lessor are substantially complete and accepted by the Government, subject to termination rights as hereinafter set forth. The date of the substantial completion is within forty-five (45) working days after receiving the Notice to Proceed from the Government with the Tenant Buildout. Estimated date of substantial completion is July 26,2010.

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

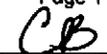
Years 1-5 \$375,666.00
Years 6-10 \$265,938.00

Term Years	Shell per RSF	Base Operating Cost per RSF	Amortized Tenant Improvement Allowance per RSF	Amortized Building-Specific Security per RSF	Rate per RSF	Annual Rent	Monthly Rent Payable in Arrears
1-5	\$10.61	\$5.45	\$8.59	\$0.08	\$24.65	\$375,666.00	\$31,305.50
6-10	\$12.00	\$5.45	\$0.00	\$0.00	\$17.45	\$265,938.00	\$22,161.50

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

Airport Trade Center, LLC
C/O Agracel, INC
1200 Network Centre Suite 3
Effingham, IL 62401
Tax Identification Number: [REDACTED]

4. The term of this lease shall be for ten (10) years, five (5) years firm. The Government may terminate this lease in whole or in part at anytime after the sixtieth (60th) month of the lease by giving at least sixty (60) 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.

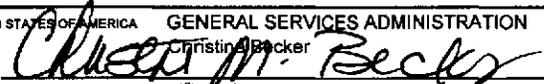
INITIALS:  & 
LESSOR & GOVERNMENT

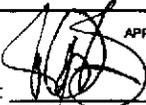
6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
 All cleaning, services, utilities, maintenance, space improvements, parking and Special Requirements as specified in the attached Solicitation for Offer, GS-05B-18312, and other requirements attached to this lease as described in the following Paragraph 7.
 THIS IS A FULLY SERVICED LEASE.
7. The following are attached and made a part hereof:
 Attachment A, Paragraphs 8-26 – 2 Pages
 Amendment 1 to Solicitation for Offers- 1 page
 Solicitation for Offers (SFO) – GS-05B-18312 – 30 Pages
 Exhibit A, Floor Plans – 2 Pages
 Form B, Document Security – 2 Pages
 Form 3517B, General Clauses – 2 Pages
 Form 3518, Representations and Certifications – 7 Pages

Also, as part of the rental consideration, the Lessor shall meet all responsibilities and obligations as defined in the Solicitation for Offers No. GS-05B-18312 and other Attachments to the lease referenced in this Paragraph 7.

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

LESSOR Airport Trade Center, LLC, Agracel INC as Managing Member
 BY  _____ (Signature)
 IN PRESENCE OF:  _____ (Signature of Witness) _____ (Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION
 BY  _____ Contracting Officer
 (Signature) (Official title)

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