

DATE OF LEASE

9/17/10

LEASE NO

GS-05B-18384

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

whose address is 200 E Main Street Suite 130
Fort Wayne, Indiana 46802-1918

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:

Suite: 592 rentable square feet of office space located on a portion of the 6th floor of the 1st Source Center Building located at 200 E. Main Street, Fort Wayne, Indiana 46802-1918, yielding 515 usable square feet.

Two (2) on-site, reserved structured parking spaces for Government use 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 1, 2011 through December 31, 2021, subject to any renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor rent as follows:

	Annual Rent Years 1 - 5	Monthly Rent Years 1 - 5		Annual Rent Years 6 - 10	Monthly Rent Years 6 - 10
Shell Rental Rate	\$6,572.51	\$547.71	Shell Rental Rate	\$6,572.51	\$547.71
Operating Cost Rate	\$2,282.16	\$190.18	Operating Cost Rate	\$2,282.16	\$190.18
TI Rental Rate	\$5,862.33	\$488.53	TI Rental Rate	\$0.00	\$0.00
Full Service Rent	\$14,717	\$1,226.42	Full Service Rent	\$8,854.67	\$737.89
Full Service Rent per RSF	\$24.86/RSF		Full Service Rent per RSF	\$14.96/RSF	

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

FTW, LLC
c/o ANYI Management
200 E Main Street Suite 130
Fort Wayne, Indiana 46802-1918

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 the last day of the fifth (5th) lease year. 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 9IN2084 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 – 2 pages
 - Attachment A (Paragraphs 9 – 28) – 3 Pages
 - Solicitation for Offers (SFO No. 9IN2084 dated March 3, 2010) — 51 Pages
 - Agency Specific Requirements – 10 pages
 - Form 3517B, General Clauses (Rev 11/05) — 33 Pages
 - Form 3518, Representations and Certifications (Rev 1/07) — 7 Pages
 - Exhibit A, Floor Plan — 1 Page
- 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.

LESSOR FTW, LLC

BY x *Bill Ber* (Signature) _____ (Signature)

IN PRESENCE OF *Sean [Signature]* (Signature of Witness) _____ (Address) 200 E. Main St. Ste. 130
Fort Wayne, IN 46802

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY *Jim Oliver* (Signature) _____ Lease Contract Officer
 CONTRACTING OFFICER