

DATE OF LEASE

MAY 10, 2010

LEASE NO

GS-05B-18549

THIS LEASE, made and entered into this date by and between the Trustees of Indiana University

whose address is 205C Bryan Hall
105 N. Indiana Ave.
Bloomington, IN 47405-1106

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:

2,623 rentable square feet of office space located on the second (2nd) floor of the Indiana University Mauer School of Law, located at 211 S. Indiana Ave. in Bloomington, IN, yielding 2,523 usable square feet.

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 or about September 15, 2010 through September 14, 2020, subject to any renewal rights as may be hereinafter set forth.

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

TERM	ANNUAL RENT	MONTHLY RENT	RATE/RSF	RATE/USF
Years 1 - 10	\$67,778.32	\$5,648.19	\$25.84	\$26.87

CPI escalations continue throughout the term of the lease.

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

The Trustees of Indiana University
205C Byran Hall
105 N. Indiana Ave
Bloomington, IN 47405-1106

4. The term of this lease shall be for ten (10) years, four (4) years firm, with ninety (90) days written cancellation notice anytime on or after the fourth (4th) anniversary of the lease. 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. 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-18549 and other attachments to the Lease referenced in Paragraph 6 of this SF-2 form.

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

- U.S. Government Lease For Real Property, Standard Form 2 - 2 pages
- Attachment A (Paragraphs 8 -23) - 2 Pages
- Solicitation for Offers (SFO No. GS-05B-18549 dated January 28, 2008) - 46 Pages
- Form 3517B, General Clauses (Rev 11/05) - 33 Pages
- Form 3518, Representations and Certifications (Rev 1/07) - 7 Pages
- Form 1364A - 4 pages (including Attachment #1)
- Exhibit A, Floor Plan - 1 Page
- Lessor's letter dated April 15, 2010, 3 pages (the "April 15, 2010" Letter)
- Lessor's letter dated April 26, 2010, 2pages (the "April 26, 2010" Letter)

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

A. Paragraph 1.1A of the SFO is revised to increase the maximum ABOA square footage to 2,523.

B. Paragraph 1.1B is deleted and replaced with the following:

1.1 B. The Government requires six reserved parking spaces. These spaces shall be secured and lit in accordance with the Lighting: Interior and Parking Section in this Solicitation. The cost of these spaces shall be included as part of the rental consideration.

C. Paragraph 2-2-C.1 of the SFO is revised in accordance with the provisions of the April 15, 2010 letter.

D. Paragraph 3.2 A is deleted and replaced with the following:

3.2 A. The Tenant Improvement Allowance is \$302.18 per ANSI/BOMA Office Area square foot. (Tenant Improvements are the finishes and fixtures that typically take space from the "shell" condition to a finished, usable condition.) The Tenant Improvement Allowance shall be used for the buildout of the Government-demised area in accordance with the Government-approved design intent drawings. All Tenant Improvements required by the Government for occupancy shall be performed by the successful Offeror as part of the rental consideration, and all improvements shall meet the quality standards and requirements of this solicitation and its attachments.

E. Paragraph 3.5 --A.2 of the SFO is deleted in reliance upon the representation made by the Lessor in the April 15, 2010 Letter.

F. Paragraphs 8.1-B; 8.8-A.2; 8.8-A.6; and 8.8-A.7 are revised in accordance with the provisions of the April 15, 2010 Letter.

G. Paragraphs 8.8-A.10; 8.9-A.1; and 8.9-A.2 are revised in accordance with the provisions of the April 26, 2010 Letter.

H. Paragraph 8.15-E of the SFO is revised to provide that and elevator cab with hardwood flooring is acceptable to the Government.

I. Paragraph 10.13 of the SFO is revised to provide that the Lessor does not have provide and install a peephole in the entrance to the premises.

Except as revised in this section 7 to the SF-2 all other items and conditions contained in the SFO shall apply to this Lease.

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

LESSOR The Trustees of Indiana University

BY Mary Frances McCourt (Signature) ^{KSD}

MaryFrances McCourt, Treasurer

IN PRESENCE OF: William Warner (Signature) of Witness

(Signature) _____
(Address) _____

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY Kimberly Barnes-Staples
KIMBERLY BARNES-STAPLES - Contracting Officer

CONTRACTING OFFICER

[Handwritten mark]