

Lease No. GS-07B-16646

GSA FORM L201-A (10/10) (For Security Level I & II Leases Under the Simplified Lease Acquisition Threshold)

I. The Lease.

THIS LEASE is made and entered into between

(“the Lessor”), and **THE UNITED STATES OF AMERICA** (“the Government”), acting by and through the designated representative of the General Services Administration (“GSA”), upon the terms and conditions set forth herein.

The Lessor hereby leases to the Government the premises described in Sections I and II of the Form 1364A Simplified Lease Proposal attached hereto as Exhibit A, as further described on the floor plan attached hereto as Exhibit B, (“the Premises”), together with the right to the use of the parking spaces and other areas described in said Section II, to have and to hold for a term of

5 YEARS,

commencing on the date of acceptance of the Premises (as such date shall be established in accordance with Paragraph III.A.5. herein), subject to the terms and conditions set forth below.

A. **Rental Consideration.** In consideration for the Lease, the grant of all associated rights, express or implied, and the performance or satisfaction of all of the Lessor’s other obligations set forth herein, the Government shall pay the Lessor annual rent to be computed using the rental rate(s) specified in Line 10, Boxes 10D and 10F (and, if applicable, the corresponding boxes in Line 11) on Exhibit A, Section II, and the actual Rentable Area delivered for occupancy and use by the Government, subject to the limitations set forth in Paragraph III.A.5. Payment shall be made monthly in arrears. Rent for a lesser period shall be prorated. Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessor. Rent shall be inclusive of all costs incurred by the Lessor for the construction of building shell and tenant improvements specified in the Lease, including those described in the Exhibit A, all taxes of any kind, and all operating costs. Unless a separate rate is specified in Line 16, rights to parking areas shall be deemed to be included in the rent. Rent shall not be adjusted for changes in taxes or operating costs.

B. **Early Termination Right.** After the **2nd** anniversary of the commencement of the term of this Lease, the Government may notify the Lessor of the early termination of this Lease by giving at least 90 days written advance notice to the Lessor.

C. **Renewal Options.** This Lease may be renewed at the option of the Government for a term of **X YEARS** at the rental rate(s) set forth in Exhibit A, Section II, Line 10, Box 10H (and, if applicable, Box 11H), provided notice is given to the Lessor at least 60 days before the end of the original lease term; all other terms and conditions of this Lease, as same may have been amended, shall remain in force and effect during any renewal term.

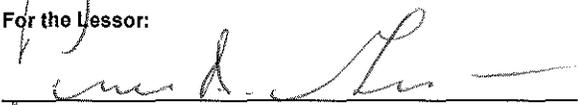
- D. **Documents Incorporated By Reference.** The following documents are incorporated by reference, as though fully set forth herein:
1. Exhibit A, GSA Form 1364A, Lessor’s Simplified Lease Proposal in Response to Request for Lease Proposals No. 9LA2042
 2. Exhibit B, Floor Plan Delineating the Premises
 3. Exhibit C, GSA Form 3518A, Representations and Certifications (Rev. 1/07)

E. **Tenant Hours of Operation.** The Government shall be entitled to routinely occupy and use the Premises during the following hours:

Weekdays:	24 hours a day	
Saturdays:	24 hours a day	
Sundays:	24 hours a day	
Federal Holidays:	24 hours a day	

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.

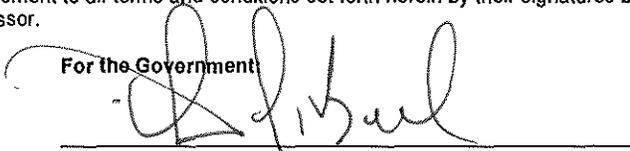
For the Lessor:



(NAME) Paul A. Guilbeau, Sr.
(TITLE) Chairman

Date: 1/12/11

For the Government:



Thomas Bell
Lease Contracting Officer

Date: 2.15.11

II. General Terms and Conditions.

A. Definitions, Standards, and Formulas. Unless otherwise specifically noted, all terms and conditions set forth in this Lease shall be interpreted by reference to the following definitions, standards, and formulas:

- 1. **Appurtenant Areas.** Appurtenant Areas are defined as those areas and facilities on the Property that are not leased to the Government, but for which access by the Government is reasonably necessary or anticipated with respect to the Government's enjoyment of the rights granted under the Lease.
- 2. **Broker.** If GSA awarded this Lease using a contract real estate broker, Broker shall refer to GSA's broker.
- 3. **Commission Credit.** If GSA awarded this Lease using a Broker, and the Broker agreed to forego a percentage of its commission to which it is entitled in connection with the award of this Lease, the amount of this credit is referred to as the Commission Credit.
- 4. **Days.** All references to days in this Lease shall be understood to mean calendar days.
- 5. **FAR.** All references to the FAR shall be understood to mean the Federal Acquisition Regulation, codified at 48 CFR Chapter 1.
- 6. **GSAR.** All references to the GSAR shall be understood to mean the GSA supplement to the FAR, codified at 48 CFR Chapter 5.
- 7. **Commencement Date.** The Lease's Commencement Date means the date on which the lease term commences.
- 8. **Effective Date.** The Lease's Effective Date means the date that the Lessor's obligations under the Lease commence.
- 9. **The Premises.** The Premises are defined as the total Office Area or other type of Space, together with all associated Common Areas, described in Section II, Line 9, of Exhibit A, and delineated by plan on Exhibit B. If Exhibit A and B are inconsistent with respect to the description of the Space, Exhibit A shall be controlling. Parking and other areas to which the Government has rights under this Lease are not included in the Premises.
- 10. **The Property.** The Property is defined as the land and buildings in which the Premises are located, including all appurtenant areas (e.g., parking areas to which the Government is granted rights).
- 11. **The Space.** The Space shall refer to that part of the Premises to which the Government has exclusive use, such as Office Area, or other type of Space. Parking areas to which the Government has rights under this Lease are not included in the Space.
- 12. **Standard for Measuring Office Area and Other Space.** For the purposes of this Lease, Space shall be measured in accordance with the applicable standard provided by American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA). For Office Area, ANSI/BOMA Z65.1-1996 shall be used. References to ABOA mean ANSI/BOMA Office Area.
- 13. **Standard for Determining Common Area Factor.** The Common Area Factor ("CAF") is the conversion factor expressed as the percentage of space in the Premises that constitutes Common Area. For the purposes of this Lease, the CAF shall be determined in accordance with the applicable ANSI/BOMA standard for the type of space to which the CAF shall apply.
- 14. **Formula for Calculation of Rentable Area.** Rentable Area is calculated using the following formula for each type of Space (e.g., Office, Warehouse, etc.) included in the Premises: ABOA Square Feet of Space x (1 + CAF) = Rentable Square Feet.
- 15. **Formula for Calculation of Rent.** The rental consideration shall be calculated by multiplying the Rentable Square Feet in the Premises for each type of Space delivered for occupancy and use by the applicable rental rate set forth in Exhibit A. The annual rent shall be established in accordance with Paragraph III.A.5.

B. Authorized Representatives.

1. The following persons are designated by each party as having full authority to bind their respective principles with regard to all matters relating to this Lease:

For the Government:

Thomas Bell
Lease Contracting Officer ("LCO")
819 Taylor St
Room 5A18
Fort Worth, TX 76102
817-978-0138

For the Lessor:

See Box 18B on Exhibit A

2. No person other than those designated in this paragraph shall be understood to have any authority to bind their respective principles, except to the extent that such authority may be explicitly delegated by notice to the other party, or to the extent that such authority is transferred by succession of interest. The Government shall have the right to substitute its LCO by notice, without an express delegation by the LCO identified in this paragraph.

C. Notices.

1. All notices that may be required under any clause of this Lease shall be in writing, and sent to either the Authorized Representative specified above, or to the following representatives:

Lessor:  Government: 