

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE

LEASE NO.

GS-05B-18143

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

whose address is One Towne Square, Suite 1600
Southfield, MI 48076

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:

Approximately 3,108 rentable square feet (approximately 2,750 ANSI BOMA office area square feet) of space at American Center, 27777 Franklin Road, Southfield, Michigan, (as described in Exhibit B attached hereto) to be used for such general office purposes as determined by the General Services Administration. The common area factor is agreed to as 13.0%. Actual amount of space may exceed 2,750 ANSI BOMA office area square feet at no additional cost to the Government.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning within sixty (60) calendar days of the Government's Issuance of Notice to Proceed and continuing for a term through 10 years, subject to terms stated within.

3. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rate:

<u>TERM</u>	<u>RATE PER RSF</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>
Years 1-5	\$36.81	\$9,533.79	\$114,405.48
Years 6-10	\$23.16	\$5,998.44	\$71,981.28

Rent shall be paid monthly in arrears. The Lessor and Government both acknowledge and agree this shall be a full service lease agreement in accordance with SFO GS-05B-18143. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

American Center, LLC
One Towne Square, Suite 1600
Southfield, MI 48076

4. The Government may terminate this lease at any time after the 5th year 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.

- ~~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.~~

PARAGRAPH 5 IS DELETED WITHOUT SUBSTITUTION

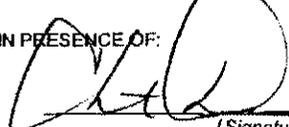
6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
- a. Facilities, services, utilities, maintenance shall be provided within sixty (60) calendar days of the Government's Issuance of Notice to Proceed, and in accordance with the terms of the attached Solicitation for Offers GS-05B-18143.
 - b. Surface parking on-site in accordance with local code requirements. Seven (7) reserved on-site spaces for official government vehicles.
7. The following are attached and made a part hereof:
- Attachment to the Standard Form 2 containing paragraphs 9 - 22 to Lease GS-05B-18143 (3 pages)
 - Exhibit A, Base Plans (1 page)
 - Exhibit B, Legal Description (1 page)
 - Solicitation For Offers GS-05B-18143 (42 pages)
 - Special Requirements Attachment to Solicitation for Offers GS-05B-18143 (9 pages)
 - General Clauses GSA Form 3517B (Rev. 11/05) (34 pages)
 - Representations and Certifications GSA Form 3518 (Rev. 1/07) (7 pages)
8. The following changes were made in this lease prior to its execution:
 Paragraph 5 was deleted in its entirety without substitution

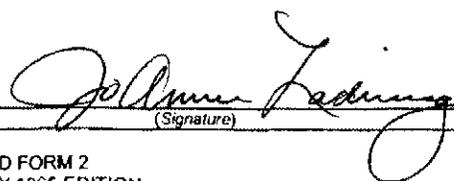
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR American Center, LLC

By:
 Its:

BY  _____ (Signature) _____ (Signature)

IN PRESENCE OF:  _____ (Signature) One Towne Square #1600, _____ (Address) Southfield MI 48034

UNITED STATES OF AMERICA _____ GENERAL SERVICES ADMINISTRATION
 Contracting Officer
 General Services Administration
 230 S. Dearborn, Suite 3300
 Chicago, IL 60604
 BY  _____ (Signature) _____ (Official title)