

DATE OF LEASE

7-15-10

LEASE NO
GS-05B-18443

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

whose address is Victor Park Investments, LLC
7115 Orchard Lake Road, Suite 220
West Bloomfield, MI 48332

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:

A total of 2,599 rentable square feet (RSF) of office and related space, which yields 2,300 ANSI/BOMA Office Area square feet (USF) of space on the 1st floor at Victor Park West, 19575 Victor Parkway in Livonia, Michigan to be used for such purposes as determined by the General Services Administration. Included in the rent, at no additional cost to the Government, are seven (7) on-site surface parking spaces and six (6) reserved on-site structured parking spaces for exclusive use of Government employees and government motorized equipment.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of five (5) years, five (5) years firm, beginning on the date of Substantial Completion of the Premises, as defined in the GSA Form 3517B attached hereto. Notwithstanding any provision to the contrary in the Solicitation For Offers attached to the lease, the Lessor shall substantially complete the Premises not later than March 1, 2011. Time is of the essence. Upon acceptance of the Premises by the Government, the Lessor and the Government shall enter into a Supplemental Lease Agreement setting forth the actual lease commencement date. The term of this lease is subject to termination and renewal rights as may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent for the firm term (years 1-5) of \$56,528.25 at the rate of \$4,710.69 per month (\$21.75/RSF or \$24.58/USF) in arrears for years 1-5 and consists of: shell rent (including taxes); \$42,051.82 (\$16.18 RSF or \$18.283 USF), operating expenses; \$14,476.43 (\$5.57 RSF or \$6.29 USF), real estate taxes \$7,095.27 (\$2.73/RSF or \$3.09 USF), and no Tenant Improvement Allowance in the rent, such Tenant Improvement Allowance to be paid to Lessor in a lump sum upon substantial completion, and hereinafter defined in paragraph 11 of this lease. Rent for a lesser period shall be prorated.

Rent checks shall be made payable to:

Victor Park Investments, LLC
7115 Orchard Lake Road, Suite 220
West Bloomfield, MI 48332

4. ~~The Government may terminate this lease at any time after the firm term by giving at least _____ days' notice 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.~~
6. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
 - A. Those facilities, services, supplies, 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-18443 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 - 30) - 4 Pages
- Solicitation for Offers (SFO No. GS-05B-18443 dated April 7, 2010) - 52 Pages
- Attachment No. 1 to Lease No. GS-05B-18443 - General Requirements
- Attachment No. 2 to Lease No. GS-05B-18443 - [REDACTED] - Office of the Inspector General
- Attachment No. 3 to Lease No. GS-05B-18443 - Mandatory SFO Paragraphs for Lease Projects Using American Reinvestment and Recover Act Funds (8 Pages)
- Form 3517B General Clauses (Rev 11/05) - 33 Pages
- Form 3518, Representations and Certifications (Rev 1/07) - 7 Pages
- Exhibit A, Floor Plans - 4 Pages
- Approved Construction Schedule - 1 Pages
- Lease cost Breakdown
- Ti/Shell breakdown
- Form B Document Security

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

Paragraphs 4 and 5 were deleted in their entirety without substitution.

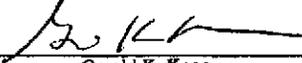
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR VICTOR PARK Investments, LLC

BY  _____
 (Signature) Allan R. Adelson (Signature)

IN PRESENCE OF:  7115 Orchard Lake Rd., Ste. 220, West Bloomfield, MI, 48322
 (Signature of Witness) Carol S. Chappelle (Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY  _____
 (Signature) Gerald K. Kosman (Official Title) Leasing Contracting Officer