

DATE OF LEASE

10/13/10

LEASE NO.  
 GS-05B-18363

THIS LEASE, made and entered into this date by and between Renaissance Center LP

whose address is 5301 Grant Avenue, Suite 100  
 Cleveland, Ohio 44125-1053

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. A total of approximately 10,976 rentable square feet (RSF) consisting of 9,462 ANSI/BOMA Office Area square feet (USF) of space located on the tenth (10<sup>th</sup>) floor of U.S. Bank Centre, 1350 Euclid Avenue, Cleveland, Ohio 44115-1827 as indicated on the attached Floor Plan, to be used for such purposes as determined by the General Services Administration.

B. Twenty (20) on-site, reserved, structured parking spaces are included in the rent.

C. In accordance with the SFO paragraph entitled Common Area Factor, the common area factor is established as 1.16%.

D. In accordance with the SFO paragraph entitled Percentage of Occupancy, the percentage of Government occupancy is established as 4.425%.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of ten (10) years, five (5) years firm, beginning upon the substantial completion of the space and acceptance by the Government as satisfactorily complete. The commencement date of this lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Supplemental Lease Agreement upon substantial completion and acceptance of the space by the Government.

3. The Government shall pay the Lessor annual rent of \$289,327.36 at the rate of \$24,110.61 per month in arrears for Years 1-5. The Government shall pay the Lessor annual rent of \$258,155.52 at the rate of \$21,512.96 per month in arrears for Years 6 - 10.

Lease Years 1-5	RSF	USF
Warm Lit Shell	\$ 8.55	\$ 9.92
Real Estate Taxes	\$ 3.11	\$ 3.61
Security Costs	\$ .22	\$ .26
Operating Expenses	\$ 5.22	\$ 6.05
Tenant Improvements	\$ 9.26	\$10.74
Total	\$26.36	\$30.58

Lease Years 6-10	RSF	USF
Warm Lit Shell	\$15.19	\$17.62
Real Estate Taxes	\$ 3.11	\$ 3.61
Security Costs	\$ 0	\$ 0
Operating Expenses	\$ 5.22	\$ 6.05
Tenant Improvements	\$ 0	\$ 0
Total	\$23.52	\$27.28

Accumulated operating cost adjustments will be included in the stated per annum rates at the time they become effective. Rent for a lesser period of time shall be prorated. Rent checks shall be made payable to:

Renaissance Center LP  
 5301 Grant Avenue, Suite 100  
 Cleveland, Ohio 44125-1053

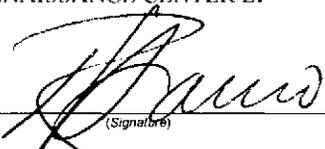
Lessor is providing two (2) months of free aggregate rent at the beginning of Lease Year 1 and two (2) months of free aggregate rent at the beginning of Lease Year 6.

4. The Government may terminate this lease at any time after the firm term by giving at least ninety (90) 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 Lesser 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 GS-05B-18363 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 – 26) – 3 Pages
  - Solicitation for Offers (SFO No. GS-05B-18363 dated November 18, 2009) — 52 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.

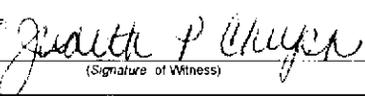
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

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LESSOR RENAISSANCE CENTER LP

BY  (Signature)

(Signature)

IN PRESENCE OF:  (Signature of Witness)

5301 Grant Ave. Cleveland Oh 44125 (Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY  JoAnne Ladwig

Contracting Officer

(Official title)