

EXECUTION VERSION

LEASE AGREEMENT

between

DOUBLE BOWLER PROPERTIES CORP.
as lessor

and

WRIGHT STATE UNIVERSITY
as lessee

Dated October 17, 2014

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(This Table of Contents is not a part of the Lease Agreement but rather is for convenience of reference only.)

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Exhibit A—Leased Property

- Exhibit A-1: Legal Description of Project Site
- Exhibit A-2: Project Facilities

Exhibit B —Lease Payment Schedule

LEASE AGREEMENT

This Lease Agreement (the "Lease") made and entered into on October 17, 2014, by and between DOUBLE BOWLER PROPERTIES CORP., a nonprofit corporation organized under the laws of the State of Ohio, as lessor (and its successors or assigns, "Double Bowler") and WRIGHT STATE UNIVERSITY, situated in Fairborn, Ohio, a state university and political subdivision of the State of Ohio, as lessee (the "University"), pursuant to the laws of the State of Ohio, including Ohio Revised Code Chapter 3352. The words and terms in the following recitals used as defined words and terms but not otherwise defined therein shall have the meanings given them in Section 1 of this Lease.

RECITALS:

A. For the purposes set forth in the Resolution, the University wishes to lease from Double Bowler of the Project Facilities on the Project Site.

B. Double Bowler desires to lease the Leased Property to the University, and the University desires to lease the Leased Property from Double Bowler, subject to the terms and conditions set forth in this Lease.

NOW, THEREFORE, in consideration of the foregoing, the Lease Payments to be paid under and the covenants and agreements in this Lease, the parties agree as follows:

Section 1. Certain Defined Terms and References. (a) In this Lease the following terms have the meanings given below unless the context clearly requires otherwise:

"Additional Payments" means payments required under Section 7(c).

"Appropriation" means the specification of the portion of the general resources of the University of a certain amount for a particular purpose in a resolution adopted by the Board.

"Authorized University Officer" means the President, the Treasurer, or any other officer of the University who is designated in writing by any of such persons as an Authorized University Officer for the purposes of this Lease.

"Authorized Official" means any officer of Double Bowler who is designated in writing by Double Bowler as its Authorized Official for the purposes of this Lease; and with respect to any successor to Double Bowler, means the officer or officers of the successor designated in writing by the successor's board of directors (or other governing body) or officer authorized to make the notification or take other actions as its Authorized Official for the purposes of this Lease.

"Bank" means Fifth Third Bank, an Ohio banking corporation, its successors and assigns.

"Base Rent" means the payments specified as Base Rent in Exhibit B.

"Board" means the Board of Trustees of the University, as it may be constituted from time to time.

"Business Day" means any day other than (i) a Saturday or Sunday, (ii) a day on which banking institutions in the City of Columbus, Ohio are authorized by law or executive order to close, (iii) any day on which the Federal Reserve Bank of Cleveland, is closed or (iv) a day on which the Depository is closed.

"Certified/Certification" means the certification by the Treasurer that the money required for the payment of a particular contract, agreement or other obligation is in the treasury of the University or in the process of collection to the credit of the fund from which it is to be drawn and not appropriated for any other purpose.

"Commencement Date" means the date of execution and delivery of this Lease.

"Contracts" means the contracts for the Project entered into or to be entered into by the University (with all amendments and change orders), or any contracts designated by the University as a partial or complete replacement or substitute for any of those contracts.

"Counsel" means an attorney or a firm of attorneys admitted to practice law before the highest court of the State and appointed by the Ohio Attorney General to represent the University.

"Defeasance Obligations" means:

(i) direct non-callable obligations of the United States of America (the "Government Obligations"); and

(ii) evidences of ownership of proportionate interests in future interest and principal payments on Government Obligations held by a bank or trust company as custodian, under which the owner of the investment is the real party in interest and has the right to proceed directly and individually against the obligor and the underlying Government Obligations are not available to any person claiming through the custodian or to whom the custodian may be obligated (collectively, the "U.S. Obligations").

"Double Bowler" means Double Bowler Properties Corp., as Lessor under this Lease, and its successors and assigns.

"Engineer" means an individual or firm acceptable to the University and Double Bowler who is qualified to practice the profession of engineering or architecture under the laws of the State.

"Event of Default" means an Event of Default described in Section 25 hereof.

"Final Termination Date" means December 1, 2034.

"Fiscal Year" means a period of time from and including July 1 to and including June 30, being the Fiscal Year of University for budgeting and appropriation purposes.

"Initial Term" means the period from the Commencement Date to June 30, 2015, inclusive.

"Insurance Requirements" means those insurance requirements described in Section 22 hereof.

"Interest Rate for Advances" means one percent (1.00%) per annum.

"Lease" means this Lease Agreement as amended or supplemented from time to time in accordance with its terms.

"Lease Payment Date" means the first day of each month during a Lease Term, commencing December 1, 2014, except for the final Lease Payment Date, which shall be the Final Termination Date, all as shown on Exhibit B.

"Lease Payments" means, for each Lease Term, the Base Rent due during such Lease Term.

"Lease Term" means, individually and not collectively, the Initial Term, each Renewal Term, and any other renewal term during which the terms and conditions of this Lease are in force pursuant to Section 6(b) hereof.

"Leased Property" means, collectively, the Project Site and the Project Facilities as described in Exhibit A, as revised from time to time in accordance with the terms of this Lease; provided, however, that pursuant to Section 10(b) hereof, the Leased Property does not include any personal property of the University not financed with the proceeds of this Lease, which personal property the University from time to time, in its sole discretion, and at its own expense may install in or upon the Leased Property in addition to the Project Facilities.

"Loan" means the loan from the Bank to Double Bowler for the acquisition of the Leased Property.

"Net Proceeds" means any insurance proceeds or condemnation awards paid with respect to any Leased Property remaining after payment therefrom of all expenses incurred in the collection thereof.

"Mortgage" means the Open-End Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing dated as of October 17, 2014 from Double Bowler to the Bank, as amended or supplemented from time to time.

"Permitted Encumbrances" means, as of any particular time, (i) liens for ad valorem taxes and special assessments not then delinquent; (ii) this Lease; (iii) the Mortgage; (iv) utility, access and other easements and rights-of-way, mineral rights, restrictions, exceptions and encumbrances that will not materially interfere with or impair the operations being conducted on the Leased Property and materially adversely affect Double Bowler's rights under this Lease; and (v) such minor defects, irregularities, encumbrances, easements, mechanics' liens, rights-of-way and clouds on title as, in the opinion of independent counsel, normally exist with respect to properties similar in character to the Leased Property for the purpose for which it was acquired or is held by Double Bowler and do not materially interfere with or impair the operations being conducted on the Leased Property or materially adversely affect the security granted to Double Bowler by this Lease.

"Person" means any individual, partnership, limited liability company, corporation, trust, organization, unincorporated organization, federal, state or local government or department or agency thereof and any other entity.

"President" means the President of the University.

"Project" means renovation and repair of the portion of the Project Facilities described in Exhibit A-2 and in the plans and specifications approved by and on file with the University.

"Project Facilities" means the portion of the buildings and other structures and improvements, fixtures, furnishings and equipment on the Project Site, together with any additions, modifications and substitutions thereto, to be financed with the proceeds of this Lease, all as set forth in Exhibit A-2.

"Project Site" means, collectively, the real estate upon which the Project Facilities are located, as described in Exhibit A-1.

"Renewal Term" means, individually and not collectively, each Renewal Term designated in Section 6(b) hereof.

"Required Property Insurance Coverage" means insurance insuring the Project Facilities against loss or damage by fire, lightning, vandalism and malicious mischief and all other perils covered by standard "extended coverage" or "all risks" policies.

"Required Public Liability Insurance Coverage" means comprehensive general accident and public liability insurance.

"Security Documents" means the Mortgage and any other document or instrument given by Double Bowler to the Bank to secure the Loan.

"Self Insurance" means a system of self insurance approved by an independent insurance consultant satisfactory to Double Bowler as being actuarially sound and in keeping with industry standards.

"State" means the State of Ohio.

"Subject To Appropriation and Certification" means subject to the University's making an Appropriation and a Certification.

"Termination Date" means with respect to any Lease Term, the date on which the first of the following events occurs: (i) the termination of this Lease in accordance with Section 6; (ii) Double Bowler's election to terminate this Lease pursuant to Section 26 hereof upon the occurrence of an Event of Default; or (iii) the Final Termination Date.

"Treasurer" means the Treasurer of the University or the designee of the Treasurer identified in writing by the Treasurer or by the Board.

"University" means Wright State University, a state university and political subdivision of the State, and its successors or assigns.

(b) References to exhibits, unless otherwise indicated, are to exhibits to this Lease.

(c) Any reference in this Lease to a section or provision of the Ohio Revised Code, or to a section, provision or chapter thereof, shall include such section, provision or chapter as amended, modified, revised, supplemented or superseded from time to time. No amendment, modification or revision, or supplemental or superseding section, provision or chapter, shall be applicable solely by reason of this provision if it constitutes in any way an impairment of the rights or obligations of Double Bowler or the University under this Lease.

(d) Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa. The terms "hereof", "hereby", "herein", "hereto", "hereunder", "hereinafter" and similar terms refer to this Lease; and the term "hereafter" means after, and the term "heretofore" means before, the date of this Lease. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise.

Section 2. Conveyance and Assignment of Leased Property.

(a) The ownership of the Project Site and the Project Facilities is vested in Double Bowler.

(b) Double Bowler hereby authorizes the University during the Lease Term, and so long as no Event of Default has occurred and is continuing, to contract in the University's name with regard to the Project Facilities in accordance with the terms hereof, including, without limitation, Section 14 hereof, and all such contracts shall be made or done by the University on its own behalf and not as an agent or contractor for Double Bowler.

Section 3. Lease of Leased Property. (a) Double Bowler hereby demises, leases and lets the Leased Property to the University, and the University hereby rents, leases and hires the Leased Property from Double Bowler, in accordance with the provisions of this Lease, to have and to hold for the Lease Term. Upon and during any improvement to the Leased Property during the term of this Lease, all leasehold rights granted to the University by Double Bowler under this Lease shall vest in the University, without any further action on the part of Double Bowler.

(b) Double Bowler covenants to the University that, upon the University's payment of Lease Payments and performance and observance of the other covenants and agreements on its part to be performed and observed under this Lease, the University shall and may peaceably and quietly have, hold, use and enjoy the Leased Property, subject to the Security Documents, without interruption, suit, trouble or hindrance from any person whomsoever. Double Bowler acknowledges that the payments hereunder of Lease Payments represent the fair and reasonable consideration for renting the Leased Property.

(c) The University shall pay or cause to be paid all costs of operating, repairing and maintaining the Leased Property, including all charges for necessary utility services.

Section 4. Project. (a) It is understood that the Contracts and any other contracts made by the University with respect to the Project Facilities, whether acquisition contracts or otherwise, and any work to be done by the University on the Project Facilities, are made or done by the University in its own behalf and not as agent or contractor for Double Bowler.

(d) DOUBLE BOWLER MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FITNESS FOR THE USE CONTEMPLATED BY THE UNIVERSITY OF, OR ANY OTHER REPRESENTATION OR WARRANTY WITH RESPECT TO, THE PROJECT OR THE LEASED PROPERTY OR ANY PORTION OF THE LEASED PROPERTY. IN NO EVENT SHALL DOUBLE BOWLER BE LIABLE FOR INCIDENTAL, INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, IN CONNECTION WITH THIS LEASE OR THE EXISTENCE, FURNISHING, OR FUNCTIONING OF THE LEASED PROPERTY OR THE USE BY THE UNIVERSITY OR ANY OTHER PERSON OF THE LEASED PROPERTY, EXCEPT SUCH DAMAGES AS MAY ARISE BY REASON OF DOUBLE BOWLER'S BREACH OF THIS LEASE. THE UNIVERSITY ACKNOWLEDGES THAT IT SELECTED THE LEASED PROPERTY WITHOUT ASSISTANCE OF DOUBLE BOWLER AND THAT DOUBLE BOWLER HAS ACQUIRED THE LEASED PROPERTY AT THE UNIVERSITY'S REQUEST SPECIFICALLY FOR THE PURPOSE OF LEASING THE LEASED PROPERTY TO THE UNIVERSITY. DOUBLE BOWLER HAS NOT HELD ITSELF OUT AS HAVING KNOWLEDGE OR SKILL PARTICULAR TO THE LEASED PROPERTY OR MADE ANY AFFIRMATIONS OF FACT REGARDING THE LEASED PROPERTY.

Section 5. Acceptance of Leased Property; Completion. The University shall accept the Leased Property in accordance with and as contemplated by the provisions of this Lease.

Section 6. Terms; Renewal Terms; Termination. (a) The Initial Term of this Lease will commence as of the Commencement Date, and will terminate on June 30, 2015, subject to renewal as provided below in subsection (d).

(b) The Lease may be renewed by the University upon the terms and conditions set forth in this Section for one or more consecutive Renewal Terms of one year each commencing on July 1 and terminating on June 30, except that the final Renewal Term will terminate on the Final Termination Date.

(c) If the right to renew is exercised by the University, the Lease shall be a new lease upon the same terms and conditions contained herein (including but not limited to the amounts set forth in the Lease Payment Schedule attached as Exhibit B hereto) and each such new lease shall terminate at the end of the applicable Renewal Term unless it terminates at an earlier date as provided below in this Lease.

(d) In order to exercise its right of renewal for a Renewal Term, the University shall, on or prior to the 10th day of the Fiscal Year immediately following the preceding Lease Term, appropriate sufficient funds to enable it to pay all Lease Payments due during that Renewal Term and affirmatively shall include in the University's annual operating budget a line item supporting that Appropriation of funds for paying such Lease Payments. There shall be no partial renewal of this Lease and the University shall not be deemed to have exercised its right of renewal if it appropriates insufficient funds to pay all Lease Payments due during the applicable Renewal Term. Such Appropriation shall constitute the University's exercise of its right to renew the Lease for that Renewal Term. As evidence of the University's exercise of its right of renewal of this Lease for that Renewal Term, the University shall, on or prior to July 10 of the Fiscal Year immediately following the preceding Lease Term, deliver to Double Bowler (i) a certified copy of the appropriation resolution, (ii) an excerpt of the annual operating budget supporting that Appropriation and (iii) a statement of the Treasurer certifying that the University has appropriated sufficient funds to enable the University to pay all Lease Payments due during the applicable Renewal Term.

(e) If a Lease Term terminates without a renewal of the Lease for a succeeding Renewal Term pursuant to subsection (d) above, (i) the University shall return possession of the Leased Property to Double Bowler and vacate the Leased Property by no later than February 1 of the Fiscal Year immediately following the Lease Term; provided, that if by February 1 of the Fiscal Year immediately following that Lease Term the University appropriates sufficient funds to enable it to pay all the Lease Payments due during that Fiscal Year, then the Lease shall be reinstated and deemed renewed as of the preceding June 1 and any payments of Lease Payments that would have been due and payable had the Lease been renewed on the first day of the Renewal Term shall be paid on the date of reinstatement.

(f) The University shall endeavor to give Double Bowler 120 days prior written notice of its intent not to renew the Lease, but failure to do so shall not constitute an Event of Default hereunder and shall not impair its right of renewal hereunder.

(g) The University intends and reasonably believes that legally available funds of an amount sufficient to make all Lease Payments during each Lease Term can be appropriated and obtained. In that regard, the University represents that the Leased Property and the University's use of the Leased Property is essential to the efficient operation of and the well-being of the University. Further, the University, through its Treasurer, shall do all things lawfully within that officer's power to obtain and maintain funds from which Lease Payments may be made, including requesting provision for such payments to the extent necessary in each annual budget and in the appropriation resolution for presentation to the Board. The University presently intends to renew the Lease until the Final Termination Date, although such renewal remains Subject to Appropriation annually by each future Board.

(h) The obligations of the University under this Lease are Subject To Appropriation and Certification. Simultaneously with its signing of this Lease, the University will deliver to Double Bowler the Certification relating to Lease Payments, if any, due during the Initial Term, if such Lease Payments are to be paid from funds of the University. Concurrently with the commencement of each successive Lease Term and provided that Lease Payments during the applicable Lease Term are to be made from funds of the University, the University shall deliver to Double Bowler a similar Certification or such other equivalent certificate at that time as may be required by law.

(i) The University may apply payments actually received from sublessees to the satisfaction of the University's obligations to pay Lease Payments hereunder.

(j) The obligations of the University under this Lease, including its obligation to pay Lease Payments in any Lease Term for which this Lease is in effect, shall not constitute a general obligation or an indebtedness of the University within the meaning of the Constitution and laws of the State.

Section 7. Lease Payments. (a) The University agrees to pay Lease Payments during each Lease Term equal to the amounts provided in paragraph (b) below in this Section. The Lease Payments during a Lease Term will be absolute and unconditional in all events and will not be subject to any setoff, defense, counterclaim or recoupment. Notwithstanding any dispute between the University and Double Bowler or between the University and any contractor or any other person, the University shall make all Lease Payments required hereunder when due and shall not withhold any Lease Payment pending final resolution of such dispute, nor shall the University assert any right of set-off or counterclaim against its obligation to make such Lease Payments required under this Lease. The University's obligation to make Lease Payments during a Lease Term shall not be abated through accident, unforeseen circumstances, damage or destruction to the Leased Property, failure of a sublessee to pay in full any lease payments or other obligations due under a permitted sublease, or loss of possession of the Leased Property.

(b) The University agrees to pay to Double Bowler on the Commencement Date and on or prior to 10:00 a.m. on each Lease Payment Date thereafter an amount equal to the Base Rent. Base Rent shall be payable in immediately available funds.

(c) The University agrees to pay the following Additional Payments:

(1) Costs of operating, repairing and maintaining the Leased Property, including all charges for necessary utility services, as required in Section 3 hereof;

(2) Taxes and other governmental charges as provided in Section 21 hereof;

(3) Any premium due for insurance required in Section 22 hereof;

(4) If and to the extent that the provisions of this Agreement impose any obligations (in addition to payment of the foregoing fees) on the University to pay money to any person (including Double Bowler), such obligations shall be subject to appropriation of and certification of availability of funds by the University.

Section 8. Representations, Warranties and Covenants. The University represents, covenants and warrants:

(a) That (i) the University is a state university and political subdivision duly organized and validly existing under and by virtue of the laws of the State; (ii) the signing, delivery and performance by the University of this Lease, and any other agreements, documents, certificates or instruments in connection with this transaction (the "University Documents") have been duly authorized by all necessary action on the part of the University; (iii) all necessary approvals for the University's acquisition, ownership, leasing and operation of the Leased Property have been obtained; (iv) the University Documents constitute the legal, valid and binding obligations of the University enforceable in accordance with their respective terms except as limited by bankruptcy, insolvency, reorganization, moratorium or other laws affecting creditors' rights and except to the extent that the enforceability thereof may be limited by the application of the general principles of equity; and (v) signing of the University Documents, acquisition of the Leased Property and the performance by the University of transactions contemplated by the University Documents are and shall be in compliance with the Constitution and applicable laws of the State.

(b) That: (i) the University will do or cause to be done all things necessary to preserve and keep the University Documents in full force and effect during each Lease Term; (ii) it has complied with all requirements applicable to it, and has taken all steps for approval and adoption of the University Documents as valid obligations on its part; (iii) sufficient funds are appropriated to pay all known amounts due under this Lease during the Initial Term; and (iv) to the extent required by the Contracts, it has obtained or will obtain any and all approvals, easements, rights-of-way and use agreements necessary for its use of the Leased Property.

(c) That no litigation or administrative action or proceeding is pending or threatened restraining or enjoining, or seeking to restrain or enjoin, or questioning the signing and delivery of this Lease, or the validity or enforceability of this Lease, or the authorization of this Lease, or the existence of the University or the title to the respective offices of the officers of the University, and, specifically, no such judicial action or proceeding has been commenced by personal service on the Board, the chief legal officer of the University or the Treasurer of the University.

(d) That no authority or proceeding for the signing and delivery of this Lease granted by the University has been repealed, revoked or rescinded and the University has no notice of the repeal, revocation or rescinding of any authority by any other person or entity.

(e) That the University's execution and delivery of this Lease and the performance of its obligations thereunder do not and will not conflict with or violate any existing provisions of the Constitution or laws of the State or any order, writ, injunction or decree of any governmental authority, or constitute a default under or conflict with or violate any indenture, mortgage, deed of trust or other agreement or instrument to which the University is a party or by which it or any of its property is bound.

(f) That no consent, approval, or other authorization by any regulatory authority having jurisdiction over the University is required for the University to enter into this Lease or perform the actions required on its part to be taken thereunder.

Section 9. Title. (a) Double Bowler will retain its interest in the Project Site and the Project Facilities during the term of this Lease. Double Bowler and the University agree that this Lease or any other appropriate documents may be filed or recorded to evidence the parties' respective interests in the Leased Property and the Lease.

This Lease constitutes a security agreement as to all or any part of the Leased Property that is of a nature that a security interest therein can be perfected under the Uniform Commercial Code as enacted in Ohio, as from time to time duly amended or supplemented. This Lease also constitutes a financing statement with respect to any and all property included in the Leased Property that is or may become fixtures.

(b) Upon termination of this Lease, the University agrees to sign such instruments and do such things as Double Bowler reasonably requests in order to effectuate transfer of any and all of the University's right, title and interest in the Leased Property, as is, to Double Bowler, without warranty, express or implied, by the University. Without limiting the generality of the foregoing, upon termination of this Lease, the University shall assign any remaining outstanding subleases to Double Bowler after any obligations owed to the University pursuant to such subleases are paid in full.

Section 10. Personal Property. (a) Any personal property included in the Project Facilities is and will remain personal property and will not be deemed to be affixed to or a part of the Project Site or any structure included in the Project Facilities, notwithstanding that such personal property or any part thereof may be or hereafter may become in any manner physically affixed or attached to the Project Site or such structure. If requested by Double Bowler, the University will, at the University's expense, furnish a landlord or mortgage waiver with respect to the Leased Property or arising out of this Lease.

(b) The University from time to time, in its discretion, and at its expense, may install the University's own personal property, in addition to the Project Facilities, in or upon the Leased Property. All such items so installed shall be and remain the sole property of the University and shall not be deemed part of the Leased Property for purposes of this Lease. The University may, at any time, remove from the Leased Property any property installed pursuant to this subsection. If any such removal causes damage to any portion of the Leased Property, the University shall restore the same or repair such damage at its expense.

Section 11. Use, Maintenance, Repair, Taxes and Other Governmental Charges. (a) The University, at its expense, shall: (i) comply with all laws, insurance policies and regulations applicable to and

obtain all permits and licenses necessary for the use, maintenance, repair and operation of the Leased Property; and (ii) pay all costs, claims, damages, fees, and all utilities and other charges arising out of the possession, operation, maintenance and use of the Leased Property, or (to the extent permitted by law and approved by the Ohio Attorney General's office) arising out of this Lease.

(b) The University, at its expense, shall keep or cause to be kept the Leased Property in good order and condition (ordinary wear and tear excepted), and make all necessary, proper or appropriate repairs, replacements and renewals thereof, interior, exterior, structural and nonstructural, ordinary and extraordinary, foreseen and unforeseen.

(c) Double Bowler agrees that during each Lease Term and for a period of 30 days after any termination of the Lease, it will not impair the University's abilities to operate or maintain the Leased Property in sound operating condition so that the University may use the Leased Property to carry out its intended functions.

(d) The University promptly shall comply with all rights of way or use, privileges, franchises, servitudes, licenses, easements, tenements, hereditaments and appurtenances forming a part of the Leased Property and all instruments creating or evidencing the same, in each case, to the extent compliance therewith is required of the University under the terms of this Lease. The University shall not do, or permit to be done, any act or thing that might materially impair the value of the Leased Property, shall not commit or permit any material waste of the Leased Property, and shall not permit any unlawful or unauthorized occupation, business or trade to be conducted on the Leased Property.

Section 12. Additions, Modifications and Improvements. The University, in its discretion and at its expense, may make from time to time any additions, modifications or improvements to the Project Facilities that it may deem desirable for the purposes of the Project Facilities, provided that, and if such additions, modifications or improvements with respect to the Project Facilities shall cost \$100,000 or more in a single Fiscal Year, an Engineer shall render an opinion to Double Bowler that (i) no such additions, modifications or improvements shall adversely affect the structural integrity or strength of any improvements constituting a part of the Project Facilities or materially interfere with the use and operation of the Project Facilities, and (ii) the undertaking and completion of such addition, modification and improvement will not cause the aggregate value of the Project Facilities to be reduced below the value of the Project Facilities immediately prior to the undertaking and completion of any such addition, modification and improvement. All additions, modifications and improvements so made to the Project Facilities by the University shall become and be deemed to constitute a part of the Project Facilities.

Section 13. Substitutions and Removals.

(a) If the University, in its reasonable discretion, determines that any item of personal property constituting a part of the Project Facilities has become inadequate, obsolete, worn-out, unsuitable, undesirable or unnecessary or should be replaced, the University may remove such item, provided that such removal (taking into account any substitutions) shall not impair the operative unity of the Project Facilities and will not damage the Project Facilities, and provided further that the University shall:

(i) substitute and install other items of property having equal or greater utility and value (but not necessarily the same property function in the operation of the Project Facilities) as the removed property, which substituted property shall be free from all liens and encumbrances and shall become part of the Project Facilities; or

(ii) in the case of removal of property without substitution, promptly pay to Double Bowler for application toward payment of the unpaid principal components of Base Rent, in inverse order, an amount equal to: (1) if the removed property is sold or scrapped, the proceeds of such sale or the scrap value; (2) if the removed property is used as a trade-in for property not to be installed as part of the Project Facilities, the trade-in credit received by the University; or

(3) in the case of the retention of such removed property by the University for other purposes, the fair market value of such property, as determined by an Engineer.

(b) The University promptly shall report to Double Bowler each such removal, substitution, sale or other disposition. In addition, the University shall pay to Double Bowler such amounts as are required by the provisions of the preceding subsection (a)(ii) to be paid to Double Bowler promptly after the sale, trade-in or other disposition requiring such payment. However, no such report or payment need be made until the amount to be paid to Double Bowler on account of all such sales, trade-ins or other dispositions not previously paid aggregates at least \$100,000 in each Fiscal Year.

(e) No removal under this section shall adversely affect the University's obligation to make Lease Payments.

Section 14. Permitted Subleases. The University, on its own accord, acting on its own behalf, and without Double Bowler's consent may sublease the Leased Property or permit the Leased Property to be operated by anyone other than the University, the University's employees, or persons authorized by the University in connection with the University's operation and maintenance of the Leased Property. Double Bowler, acting on behalf of and as agent for the University, may sublease the Leased Property or permit the Leased Property to be operated by anyone other than the University, the University's employees, or persons authorized by the University in connection with the University's operation and maintenance of the Leased Property.

The University, in its discretion, may apply any payment, including any payment for operating, repairing and maintaining the Leased Property, actually received by the University pursuant to any sublease under this Section 14 to the payment of all or a portion of any Lease Payments due from the University to Double Bowler under this Lease, and the University, in its discretion may direct or permit Double Bowler to satisfy directly all or a portion of any Lease Payments due from the University to Double Bowler under this Lease with any payments, including any payments for operating, repairing and maintaining the Leased Property, actually received by Double Bowler pursuant to any sublease under this Section 14.

Section 15. Risk of Loss; Liability.

(a) As between Double Bowler and the University, to the extent permitted by law and approved by the Ohio Attorney General's office, the University shall bear the risk of loss for, shall pay directly, and shall defend against any and all claims, liabilities, proceedings, actions, expenses, damages or losses arising under or related to the Leased Property, including, but not limited to, the possession, ownership, lease, use or operation thereof and the transactions pursuant to or contemplated by this Lease; provided, that the University shall not bear the risk of loss of, nor pay for, any claims, liabilities, proceedings, actions, expenses, damages or losses which arise from events occurring after the University has surrendered possession of the Leased Property in accordance with the terms of this Lease or which arise from the gross negligence or willful misconduct of Double Bowler.

(b) The provisions of this Section 15 shall survive the Termination Date.

Section 16. Inspection. Subject to reasonable security and safety regulations and upon reasonable notice, Double Bowler and its agents will be entitled to enter upon the Leased Property during regular business hours of the University to inspect, or observe the use and operation of, the Leased Property.

Section 17. Liens and Encumbrances. (a) The University and Double Bowler shall keep the Leased Property free and clear of all liens and encumbrances except Permitted Encumbrances. Double Bowler will not create any liens or encumbrances on the Leased Property or any portion thereof except as created or permitted by this Lease. Double Bowler shall provide timely notice to the University of any liens or encumbrances with regard to the Leased Property or any portion thereof of which Double Bowler has

notice. Double Bowler shall cooperate with the University with regard to removal of any lien or encumbrance with regard to the Leased Property or any portion thereof.

(b) Supplementing and not limiting subsection (a) above, the University shall not permit any mechanics' or other liens to be filed or exist against the Leased Property by reason of work, labor, services or materials supplied or claimed to have been supplied to, for or in connection with the Leased Property or to the University. If any such lien shall at any time be filed, the University shall, within 60 days after notice of its filing but subject to the right to contest set forth below, cause the same to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or otherwise. Notwithstanding the foregoing, the University shall have the right, at its own expense, and after prior notice to Double Bowler, by appropriate proceedings duly instituted and diligently prosecuted, to contest in good faith the validity or the amount of any such lien. In the event of such contest of a lien, within 60 days of the commencement of any such contest, the University shall deliver to Double Bowler an opinion of Counsel to the effect that, by nonpayment of any such items, the interest created by the Lease will not be materially affected and the Leased Property or any part thereof will not be subject to loss or forfeiture during the pendency of such proceedings. In the event no opinion is delivered to Double Bowler within 60 days of the commencement of any such contest of lien, the University shall promptly cause such lien to be discharged of record.

Section 18. Risk of Loss; Damage; Destruction. (a) As between Double Bowler, on the one hand, and the University on the other hand, and without waiver of any of the University's rights against contractors or vendors, the University assumes all risk of loss of or damage to the Leased Property. No loss of or damage to, or appropriation by governmental authorities of, or defect in or unfitness or obsolescence of, the Leased Property will relieve the University of the obligation to make Lease Payments during a Lease Term or to perform any other obligation under this Lease.

(b) In case of any damage to or destruction of the Project Facilities that might exceed \$500,000, the University promptly will give or cause to be given written notice thereof to Double Bowler generally describing the nature and extent of such damage or destruction. There shall be no abatement or diminution of Lease Payments and the University shall apply the Net Proceeds of insurance or self-insurance received on account of such damage or destruction and any other money available and appropriated for the purpose, to repair or restoration of the Project Facilities as nearly as practicable to the value, condition and character thereof existing immediately prior to such damage or destruction, with such changes or alterations, however, as the University may deem necessary for proper operation of the Project Facilities.

(c) In the event of total destruction of the Project Facilities the University shall apply the Net Proceeds of insurance or self-insurance to the acquisition and installation of replacement facilities to constitute the Project Facilities, unless the University provides for defeasance of this Lease pursuant to Section 27 hereof.

Section 19. Eminent Domain. If title to or the temporary use of the Leased Property shall be taken under the exercise of the power of eminent domain by any governmental body or by any person, firm or corporation acting under any governmental authority, any party to this Lease having knowledge of such taking promptly shall give written notice thereof to the other party describing the nature and extent of such taking. Any Net Proceeds received from any eminent domain award and not used to acquire replacement property constituting part of the Leased Property shall, if received prior to the end of the Lease Term, be paid to Double Bowler in an amount equal to the sum of the remaining Lease Payments, and any amounts in excess thereof shall be retained by the University.

Section 20. Compliance with Legal Requirements.

(a) The University, at its expense, promptly shall comply or cause compliance with all Legal Requirements, and shall procure, maintain and comply with all permits, licenses and other authorizations required for any use being made of the Leased Property then being made or anticipated to be

made, and for the proper construction, installation, operations and maintenance of the Leased Property, and will comply with any instruments of record at the time in force burdening the Leased Property.

(b) As used in this Section, "Legal Requirements" means all laws, codes, acts, ordinances, resolutions, orders, judgments, decrees, injunctions, rules, regulations, permits, licenses, authorizations, directions and requirements of all governmental entities, departments, commissions, boards, courts, authorities, agencies, officials and officers, foreseen or unforeseen, ordinary or extraordinary, which now or at any time hereafter may be applicable to the Leased Property, or to any use, anticipated use or condition of the Leased Property.

(c) The University may, at its expense and after prior written notice to Double Bowler, by any appropriate proceedings diligently prosecuted, contest in good faith any Legal Requirement and postpone compliance therewith pending the resolution or settlement of such contest, provided that such postponement does not, in the opinion of Counsel satisfactory to Double Bowler, materially affect the interest created by the Lease or subject the Leased Property to loss or forfeiture during the pendency of such proceedings.

(d) (i) Neither this Lease nor the University's actions pursuant thereto shall create any warranties regarding environmental conditions at the Leased Property. Nothing in this paragraph (d)(i) shall be deemed to negate the terms of paragraphs (ii) through (v) below.

(ii) Except as disclosed in writing to Double Bowler prior to the date hereof, the University has not been informed of, nor does the University have any knowledge of (1) the presence of any "Contaminants" (as defined below) on the Leased Property, or (2) any spills, releases, threatened releases, discharges or disposal of Contaminants that have occurred or are presently occurring on or onto the Leased Property or any properties adjacent to Leased Property, or (3) any spills or disposal of Contaminants that have occurred or are presently occurring on any other properties as a result of any construction on or operation and use of Leased Property.

(iii) In connection with the construction on or operation and use of the Leased Property, the University represents that it has no knowledge of any failure to comply with any applicable local, State or federal environmental laws, regulations, ordinances and administrative and judicial orders relating to the generation, treatment, recycling, reuse, sale, storage, handling, transport and disposal of any Contaminants.

(iv) The University represents and warrants that it has given no release or waiver of liability that would impair any claim based upon Contaminants to a previous owner of the Leased Property or to any party who may be potentially responsible for the presence of Contaminants thereon nor has it made promises of indemnification regarding Contaminants on or associated with the Leased Property to any person.

(v) In the event that the University becomes aware of the release of any Contaminants on, or other environmental condition, problem or liability with respect to, the Leased Property that is required by federal or State law to be reported, the University agrees to notify Double Bowler in writing of such condition at the time such required report is filed. The University further agrees to take all actions, which are required of property owners by law, to investigate or clean up any Contaminants released on-site during the term of this Lease affecting the Leased Property. The University does not, by this Lease, release any person from liability for the costs of any such clean up or response action; provided that the University and Double Bowler agree that, as between themselves, the University shall be responsible (to the extent permitted by law and approved by the Ohio Attorney General's office) for any costs or liabilities associated with the release, removal or remediation of any Contaminants on the Leased Property unless caused by Double Bowler.

(vi) As used in this Section, "Contaminants" shall mean: any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, a hazardous or toxic chemical,

a hazardous, toxic or radioactive substance, petroleum or other similar term, by any federal, state or local environmental statute, regulation, or ordinance presently in effect or that may be promulgated in the future, as such statutes, regulations and ordinances may be amended from time to time, including, but not limited to, the statutes listed below:

Federal Resource Conservation and Recovery Act of 1976, 42 U.S.C. Sections 6901, et seq.

Federal Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. Sections 9601, et seq.

Federal Emergency Planning and Community Right-to-Know Act of 1986 42 U.S.C. Sections 11001, et seq.

Federal Clean Air Act, 42 U.S.C. Sections 7401-7642.

Federal Water Pollution Control Act, Federal Clean Water Act of 1977, 33 U.S.C. Sections 1251, et seq.

Federal Insecticide, Fungicide, and Rodenticide Act, 7 U.S.C. Sections 136, et seq.

Federal Toxic Substances Control Act, 14 U.S.C. Sections 2601, et seq.

Federal Safe Drinking Water Act, 42 U.S.C. Sections 300(f), et seq.

Section 21. Payment of Taxes and Other Governmental Charges.

(a) The University shall pay, or shall cause to be paid, promptly when due and before penalty or interest accrues thereon, all taxes and assessments, whether general or special, and other governmental charges of any kind whatsoever, foreseen or unforeseen, ordinary or extraordinary, that now or hereafter at any time during any Lease Term may be lawfully taxed, charged, levied, assessed or imposed upon or against or be payable for or in respect of the Leased Property or any part thereof or interest therein (including the leasehold estate of Double Bowler or the University therein) or any buildings, improvements, machinery and equipment at any time installed thereon by the University, including any new taxes and assessments not of the kind enumerated above to the extent that the same are lawfully made, levied or assessed in lieu of or in addition to taxes or assessments now customarily levied against real or personal property, and further including all utility charges, (including gas, water, steam, electricity, heat, power, telephone and the charges incurred in the operation, maintenance, use, occupancy and upkeep thereof) assessments and other general governmental charges and impositions whatsoever, foreseen or unforeseen, which if not paid when due would impair the security of this Lease or encumber Double Bowler's title to or interest in the Leased Property; provided that, with respect to any special assessments or other governmental charges that are lawfully levied and assessed but that may be paid in installments, the University shall be obligated to pay only such installments thereof as become due and payable during the Lease Term. Nothing in this subsection shall be construed to be an agreement on the part of the University to pay any tax, assessment or other governmental charge that the University or Double Bowler (as a consequence of this Lease) is not otherwise required by law to pay. In addition, the University shall not be required to pay any federal, state or local income, inheritance, estate, succession, transfer, gift, franchise, gross receipts, profit, excess profit, capital stock, corporate, or other similar tax payable by Double Bowler, its successors or assigns, unless such tax is made in lieu of or as a substitute for any tax, assessment or charge that is the obligation of the University under this Section.

(b) Notwithstanding subsection (a) above, the University may, at its expense and after prior written notice to Double Bowler, by appropriate proceedings diligently prosecuted, contest in good faith the validity or amount of any such taxes, assessments and other charges, and during the period of contest need not pay the items so contested. As a condition to and prior to pursuit of such a contest, the University shall

deliver to Double Bowler an opinion of counsel to the effect that by nonpayment of any such items, the interest created by the Lease as to the Leased Property will not be materially affected or the Leased Property will not be subjected to imminent loss or forfeiture. Otherwise, the University shall promptly pay such taxes, assessments or charges. During the period when any taxes, assessments or other charges so contested remain unpaid, the University shall set aside on its books adequate reserves with respect to the unpaid amounts.

Section 22. Insurance. (a) The University shall keep the Leased Property continuously insured during each Lease Term with Required Property Insurance Coverage in the amount required pursuant to subsection (c) hereof. Insurance may be obtained with any loss deductible commonly used by the University and other similarly situated Universities. The University shall self-insure to the extent required to cover any loss deductible under such casualty insurance.

(b) The University shall during each Lease Term keep and maintain Required Public Liability Insurance Coverage with reference to the Leased Property with coverage of a sufficient amount to meet the obligations of the University.

(c) Any insurance shall be obtained and maintained by means of policies with nationally recognized, responsible insurance companies or in conjunction with other companies through an insurance trust, or through Self Insurance or other arrangements satisfactory to Double Bowler in its sole discretion (as evidenced by Double Bowler's prior written approval). All such companies must be qualified to do business in the State. The insurance (other than Self Insurance) to be provided may be by blanket policies. Each such policy of insurance shall be written so as not to be subject to cancellation or substantial modification upon less than 45 days' advance written notice to Double Bowler. The University shall deposit with Double Bowler certificates or other evidence satisfactory to Double Bowler that the insurance required by this Lease has been obtained and is in full force and effect and that any and all premiums on that insurance have been paid in full. Upon the expiration of any such insurance, the University shall furnish Double Bowler with evidence satisfactory to Double Bowler that such insurance has been renewed or replaced and that all premiums on that insurance have been paid in full.

(d) All insurance policies providing the Required Property Insurance Coverage shall contain standard mortgage clauses, shall be in amounts and with deductibles generally maintained nationally for such type of property and shall name Double Bowler as additional insured. All settlements resulting from any claim for loss or damage shall be adjusted with the University and made payable to the University subject to the provisions hereof. Any proceeds of policies providing Required Public Liability Insurance Coverage shall be applied toward the extinguishment or satisfaction of the liability with respect to which such insurance proceeds have been paid and any excess shall be retained by the University.

Section 23. Additional Required Documentation. In addition to any and all other documents required to be prepared or provided by the University under this Lease, and pursuant to the Loan, the University shall provide the following documentation to the Bank at such times as are specified below:

(a) Annual information for each Fiscal Year (beginning with Fiscal Year 2014) not later than the 270th day following the end of the Fiscal Year, consisting of annual financial information and operating data such as enrollment, student fees and charges, financial operations and results and outstanding obligations;

(b) When and if available, audited general purpose financial statements of the University for each Fiscal Year;

(c) Prior to the execution and effective date of this Lease, a legal opinion that the University's obligations hereunder are legal, valid, and binding obligations of the University.

Section 24. Assignments. (a) The University may not, without Double Bowler's prior written consent assign, transfer, pledge, hypothecate or grant any security interest in or otherwise dispose of this Lease, or the Leased Property (without replacement or substitution as provided for herein), or any interest in this Lease or the Leased Property.

(b) Double Bowler may not, without the University's prior written consent, which consent will not be unreasonably withheld, assign its rights, title and interest in and to this Lease, the Leased Property and any documents signed with respect to this Lease, and/or grant or assign a security interest in this Lease and its rights to the Leased Property, in whole or in part; provided, however, no such limitation shall apply in connection with any assignment in favor of the Bank to which the University expressly consents by the execution of this Lease. In the event the University consents to any other assignment by Double Bowler, those assigned rights, title and interest of Double Bowler may not be further assigned and the assignees may not grant or assign a security interest in this Lease and the Leased Property, in whole or in part without the University's prior written consent. Any such assignee shall have all of the rights of Double Bowler under this Lease. Upon such assignment by Double Bowler, Double Bowler will send written notice of the assignment to the University; no further action will be required by Double Bowler or its assignee or by the University to evidence the assignment, but the University will acknowledge such assignment in writing if so requested. Notwithstanding any other provision of this Lease to the contrary, Double Bowler shall not permit the issuance, sale or public underwriting of fractionalized interests in this Lease without the knowledge and express written approval or authorization of the University. The provisions of this subsection are not intended to limit or restrict, and shall not limit or restrict, the rights of Double Bowler under Section 26 hereof.

(c) Subject to the preceding subsections, this Lease inures to the benefit of and is binding upon the successors or assigns of the parties to this Lease.

Section 25. Events of Default. (a) The occurrence of any one or more of the following events constitutes an "Event of Default" under this Lease:

(i) The University's failure to pay any Lease Payment as it becomes due in accordance with the terms of this Lease, which failure continues for a period of three days; or

(ii) The University's failure to perform or observe any other covenant, condition or agreement to be performed or observed by it under this Lease, other than as referred to in clause (a)(i) of this Section, if the failure is not cured or steps satisfactory to Double Bowler are not commenced to cure the failure within 30 days after written notice of the failure to the University by Double Bowler and those steps are diligently pursued, unless Double Bowler shall agree in writing to an extension of such time prior to its expiration; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, Double Bowler will not unreasonably withhold its consent to an extension of such time if corrective action is instituted by the University within the applicable period and diligently pursued until the default is corrected.

(b) Notwithstanding the foregoing, if, by reason of any Force Majeure event, the University is unable to perform or observe any agreement, term or condition of this Lease, other than any obligation to make payments required under this Lease, the University shall not be deemed in default during the continuance of such inability. However, the University shall promptly give notice to Double Bowler of the existence of any event of Force Majeure and shall use its best efforts to remove the effects thereof; provided that the settlement of strikes or other labor disturbances shall be entirely within the University's discretion.

For the purpose of this subsection, the term Force Majeure means, without limitation, the following: Acts of God; strikes, lockouts or other labor disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies, political subdivisions or officials, or any civil or military authority; insurrections; civil disturbances; riots; epidemics; landslides; lightning; earthquakes; fires; hurricanes; tornados; storms; droughts; floods; arrests; restraint of government and people; explosions; breakage, malfunction or accident to facilities,

machinery, transmission pipes or canals; partial or entire failure of utilities; shortages of labor, materials, supplies or transportation; or other similar events.

Section 26. Remedies. (a) Upon the occurrence of an Event of Default, and as long as the Event of Default is continuing, Double Bowler may, at its option, exercise any one or more of the following remedies:

(1) upon 30 days prior written notice to the University, terminate this Lease and direct the University to (and the University agrees that it will), at the University's expense, promptly return possession of the Leased Property to Double Bowler and vacate the Leased Property, or, as to the University's personal property installed in or upon the Leased Property in addition to the Project Facilities, and at Double Bowler's option, enter upon the Leased Property and take immediate possession of and remove any or all of such personal property;

(2) upon 30 days prior written notice to the University, sell or lease Double Bowler's interest in the Leased Property or sublease the Leased Property for the account of the University pursuant to the terms of this Lease, holding the University liable for all applicable Lease Payments and other payments due during the then-current Lease Term;

(3) exercise any other right, remedy or privilege that may be available to it under the applicable laws of the State or any other applicable law or proceed by appropriate court action to enforce the terms of this Lease.

(b) The University will remain liable for all covenants and obligations under this Lease, and, to the extent permitted by law and approved by the Ohio Attorney General's office, for all legal fees and other costs and expenses, including court costs awarded by a court of competent jurisdiction, incurred by Double Bowler with respect to the enforcement of any of the remedies under this Lease.

(c) No remedy conferred or reserved to Double Bowler by this Lease is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease or now or hereafter existing at law, in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair or be construed to be a waiver of any such right or power, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle Double Bowler to exercise any remedy reserved to it in this Lease, it shall not be necessary to give any notice, other than any notice required by law or for which express provision is made in this Lease.

(d) If an Event of Default occurs and Double Bowler incurs expenses, including attorneys' fees, in connection with the enforcement of or the collection of amounts due under this Lease, the University shall reimburse Double Bowler, for the expenses so incurred upon demand, after the enforcement action ends, to the extent permitted by law and approved by the Ohio Attorney General's office.

(e) No failure by Double Bowler to insist upon strict performance by the University of any provision of this Lease shall constitute a waiver of Double Bowler's right to strict performance and no express waiver shall be deemed to apply to any other existing or subsequent right to remedy the failure by the University to observe or comply with any provision of this Lease.

(f) The University shall notify Double Bowler immediately if it becomes aware of the occurrence of any Event of Default or of any fact, condition or event that, with the giving of notice or passage of time or both, would become an Event of Default.

(g) To the extent that the Leased Property is sold, leased or subleased pursuant to the exercise by Double Bowler of its remedies hereunder or otherwise and there remain proceeds with respect

Section 34. Entire Agreement; Amendment; Severability; Further Assurances and Corrective Instruments. (a) This Lease and the attachments and exhibits, constitute the entire agreement between the parties with respect to the lease of the Leased Property and supersede any prior or contemporaneous writings.

(b) This Lease may not be modified, amended, altered or changed except with the written consent of the University and Double Bowler.

(c) If any provision of, or any covenant, obligation or agreement contained in, this Lease is determined by a court to be invalid or unenforceable, that determination shall not affect any other provision, covenant, obligation or agreement, each of which shall be construed and enforced as if the invalid or unenforceable portion were not contained in this Lease. That invalidity or unenforceability shall not affect any valid or enforceable application thereof, and each such provision, covenant, obligation or agreement shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

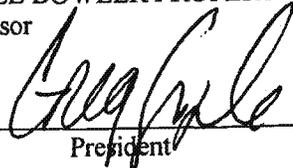
(d) Double Bowler and the University agree that they will, from time to time, sign, acknowledge and deliver, or cause to be signed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for correcting any inadequate or incorrect description of the Leased Property hereby leased or intended so to be, or for otherwise carrying out the expressed intention of this Lease.

Section 35. Counterparts. The Lease may be signed in any number of counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same instrument.

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IN WITNESS WHEREOF, the parties have signed this Lease Agreement by their authorized officers on the dates of the respective acknowledgements but as of the date hereof.

DOUBLE BOWLER PROPERTIES CORP.
as lessor

By:  _____
President

Date: October 17, 2014

WRIGHT STATE UNIVERSITY,
as lessee

 _____
P. Jeffrey Ulliman
Associate Vice President for Financial and
Business Operations,
as authorized designee of the Treasurer

Date: October 17, 2014

STATE OF OHIO)
) SS:
COUNTY OF GREENE)

On this 17th day of October, 2014, before me, a Notary Public in and for said County and State, personally appeared P. Jeffrey Ulliman, Associate Vice President for Financial and Business Operations, as authorized designee of the Treasurer of Wright State University, and acknowledged the signing of the foregoing instrument and that such signing is that officer's voluntary act and deed on behalf of the University and the voluntary and corporate act and deed of the University.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

Karin S. DuChesne

Notary Public



KARIN S DU CHESNE
Notary Public
In and For the State of Ohio
My commission expires 2/19/18

This instrument was prepared by: William T. Conard, II, Esq.
Bricker & Eckler LLP
100 South Third Street
Columbus, Ohio 43215-4291

FISCAL OFFICER'S CERTIFICATE

The undersigned, Treasurer or authorized designee of the Treasurer of Wright State University, certifies that the money required to meet the obligations of the University during Fiscal Year 2015 under the attached contract have been lawfully appropriated by the Board for such purposes and are in the treasury or in the process of collection to the credit of an appropriate fund, free from any previous encumbrances.

Dated: October 17, 2014


Treasurer or Authorized Designee of the Treasurer
Wright State University

EXHIBIT A—LEASED PROPERTY**A-1: PROJECT SITE****PARCEL I, TRACT A**

SITUATE IN THE CITY OF FAIRBORN, COUNTY OF GREENE AND STATE OF OHIO; BEING A PART OF SECTION 5, TOWNSHIP 2, RANGE 7 MRS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

FROM AN IRON PIN AT GRANTOR'S SOUTHEAST CORNER, SAID PIN BEING LOCATED IN THE NORTH RIGHT OF WAY LINE OF THE STATE OF OHIO, I-675 PROJECT; THENCE WITH GRANTOR'S EAST LINE, NORTH 5° 07' 54" EAST, 351.55 FEET TO THE PLACE OF BEGINNING;

THENCE SEVERING GRANTOR'S LAND AS FOLLOWS:

SOUTH 78° 50' 35" WEST, 141.89 FEET TO AN IRON PIN;

NORTH 11° 09' 25" WEST, 305.0 FEET TO AN IRON PIN IN THE SOUTH RIGHT OF WAY LINE OF THE PRESIDENTIAL DRIVE STREET DEDICATION;

THENCE WITH THE SAID SOUTH RIGHT OF WAY LINE, NORTH 78° 50' 35" EAST, 231.01 FEET TO AN IRON PIN IN GRANTOR'S EAST LINE;

THENCE WITH GRANTOR'S EAST LINE, SOUTH 05° 07' 54" WEST, 317.75 FEET TO THE PLACE OF BEGINNING.

THIS DESCRIBED TRACT CONTAINS 1.305 ACRES, BE IT THE SAME, MORE OR LESS AS SURVEYED BY KLINE ENGINEERING IN JULY 1983,.

BEING ALL OF LOT 6147 FAIRBORN WRIGHT OFFICEPARK IV OF RECORD IN PLAT BOOK 19, PAGE 122 & 123 NOW LOCATED IN PLAT CABINET 33, SLIDES 631B-632A.

PARCEL ID NO. B41000200370000900

PARCEL I, TRACT B

SITUATE IN THE CITY OF FAIRBORN, COUNTY OF GREENE AND STATE OF OHIO; BEING A PART OF SECTION 5, TOWNSHIP 2, RANGE 7 MRS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

EXHIBIT A (Cont.)

BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF LOT 6147 OF FAIRBORN WRIGHT OFFICEPARK IV, SAID IRON PIN ALSO BEING IN THE EAST LINE OF GRANTOR'S ORIGINAL 17.308 ACRE TRACT;

THENCE WITH SAID EAST LINE, SOUTH 5° 07' 54" WEST, 65.0 FEET TO AN IRON PIN;

THENCE SEVERING GRANTOR'S LAND AS FOLLOWS: NORTH 84° 52' 06" WEST 128.83 FEET TO AN IRON PIN AND NORTH 11° 09' 25" WEST, 26.25 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF SAID LOT 6147;

THENCE WITH THE SOUTH LINE OF SAID LOT 6147, NORTH 78° 50' 35" EAST, 141.89 FEET TO THE PLACE OF BEGINNING.

THIS DESCRIBED TRACT CONTAINS 0.139 ACRES BE IT THE SAME, MORE OR LESS.

THIS ABOVE-DESCRIBED TRACT IS HEREAFTER TO BE KNOWN AS A RECOMBINATION OF LAND WITH THE SAID LOT 6147 OF FAIRBORN WRIGHT OFFICEPARK IV.

SURVEYOR: MICHAEL L. SMITH, REGISTERED SURVEYOR, OHIO #6590

PARCEL ID NO. B41000200370001000

PARCEL II

SITUATE IN THE CITY OF FAIRBORN, COUNTY OF GREENE AND STATE OF OHIO AND

BEING LOT 9025 ON THE RECORD PLAN OF WPCU PLAT NO 1 BEING A REPLAT OF LOT NO. 6073 WRIGHT EXECUTIVE PARK SECTION ONE FILED OF RECORD IN PLAT BOOK 37, PAGE 353B AND 354A OF THE GREENE COUNTY, OHIO RECORDS.

PARCEL ID NO. B41000200380003300

EXHIBIT A—LEASED PROPERTY**A-2: PROJECT FACILITIES**

The Project Facilities subject to this Lease include the following:

1. The parcels of land located at 3040 Presidential Drive, Fairborn, Ohio 45324 and 2455 Executive Park Boulevard, Fairborn, Ohio 45324, as described more fully in Exhibit A-1;
2. The two buildings, containing approximately 27,032 and 65,222 square feet respectively; all heating, ventilating, and air conditioning equipment and systems; plumbing and electrical equipment and systems; sprinkler systems and other fixtures in the building; and all other buildings, structures, landscaping, and other improvements on the land;
3. All equipment, machinery, furnishings, furniture, alarm systems, and all other personal property owned by Double Bowler and attached to, appurtenant to, or located on or used in connection with the operation, management, or maintenance of the Project Facilities; and
4. All right, title, and interest of Double Bowler in and to easements, rights-of-way, air rights, riparian rights, rights of ingress or egress, and all other rights, privileges and appurtenances owned by Double Bowler and in any way related to, or used in connection with, the Project Facilities.

EXHIBIT B

LEASE PAYMENT SCHEDULE

Lease Payment Date	Principal for 2455 Executive Park Boulevard	Interest for 2455 Executive Park Boulevard ¹	Principal for 3040 Presidential Drive	Interest for 3040 Presidential Drive ²	Total Principal	Total Payment ³
Initial Term						
12/1/2014	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
1/1/2015	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2015	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2015	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2015	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2015	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2015	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
7/1/2015	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2015	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2015	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2015	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2015	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2015	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
1/1/2016	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2016	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2016	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2016	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2016	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2016	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
7/1/2016	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2016	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2016	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2016	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2016	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2016	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
1/1/2017	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2017	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2017	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2017	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2017	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2017	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
Renewal Term I						
Renewal Term II						

1 Interest is variable. Interest on outstanding principal is payable on or before the first of each month at the then-current LIBOR Monthly interest rate measured as of two business days in advance of the first day of each month plus 140 basis points.

2 Interest is variable. Interest on outstanding principal is payable on or before the first of each month at the then-current LIBOR Monthly interest rate measured as of two business days in advance of the first day of each month plus 140 basis points.

3 For purposes of the column labeled "Total Payment," the word "Interest" shall mean the sum of the calculated amount of Interest for 2455 Executive Park Boulevard and Interest for 3040 Presidential Drive calculated for the relevant Lease Payment date.

Lease Payment Date	Principal for 2455 Executive Park Boulevard	Interest for 2455 Executive Park Boulevard	Principal for 3040 Presidential Drive	Interest for 3040 Presidential Drive ³	Total Principal	Total Payment ³
Renewal Term VI						
7/1/2020	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2020	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2020	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2020	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2020	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2020	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
1/1/2021	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2021	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2021	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2021	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2021	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2021	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
7/1/2021	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2021	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2021	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2021	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2021	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2021	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
1/1/2022	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2022	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2022	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2022	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2022	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2022	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
7/1/2022	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2022	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2022	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2022	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2022	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2022	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
1/1/2023	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2023	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2023	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2023	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2023	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2023	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
Renewal Term VII						
Renewal Term VIII						

1 Interest is variable. Interest on outstanding principal is payable on or before the first of each month at the then-current LIBOR. Monthly interest rate measured as of two business days in advance of the first day of each month plus 140 basis points.

2 Interest is variable. Interest on outstanding principal is payable on or before the first of each month at the then-current LIBOR. Monthly interest rate measured as of two business days in advance of the first day of each month plus 140 basis points.

3 For purposes of the column labeled "Total Payment," the word "Interest" shall mean the sum of the calculated amount of Interest for 2455 Executive Park Boulevard and Interest for 3040 Presidential Drive calculated for the relevant Lease Payment date.

Lease Payment Date	Principal for 2455 Executive Park Boulevard	Interest for 2455 Executive Park Boulevard ¹	Principal for 3040 Presidential Drive	Interest for 3040 Presidential Drive ²	Total Principal	Total Payment ³
Renewal Term IX						
7/1/2023	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2023	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2023	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2023	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2023	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2023	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
1/1/2024	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2024	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2024	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2024	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2024	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2024	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
7/1/2024	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2024	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2024	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2024	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2024	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2024	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
1/1/2025	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2025	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2025	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2025	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2025	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2025	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
7/1/2025	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2025	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2025	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2025	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2025	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2025	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
1/1/2026	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2026	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2026	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2026	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2026	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2026	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
Renewal Term X						
Renewal Term XI						

1 Interest is variable. Interest on outstanding principal is payable on or before the first of each month at the then-current LIBOR. Monthly interest rate measured as of two business days in advance of the first day of each month plus 140 basis points.

2 Interest is variable. Interest on outstanding principal is payable on or before the first of each month at the then-current LIBOR. Monthly interest rate measured as of two business days in advance of the first day of each month plus 140 basis points.

3 For purposes of the column labeled "Total Payment," the word "Interest" shall mean the sum of the calculated amount of Interest for 2455 Executive Park Boulevard and Interest for 3040 Presidential Drive calculated for the relevant Lease Payment date.

Lease Payment Date	Principal for 2455 Executive Park Boulevard	Interest for 2455 Executive Park Boulevard	Principal for 3040 Presidential Drive	Interest for 3040 Presidential Drive ²	Total Principal	Total Payment ³
Renewal Term XII						
7/1/2026	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2026	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2026	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2026	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2026	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2026	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
1/1/2027	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2027	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2027	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2027	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2027	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2027	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
7/1/2027	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2027	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2027	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2027	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2027	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2027	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
1/1/2028	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2028	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2028	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2028	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2028	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2028	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
7/1/2028	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2028	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2028	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2028	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2028	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2028	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
1/1/2029	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2029	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2029	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2029	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2029	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2029	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500.00 + Interest
Renewal Term XIV						

1 Interest is variable. Interest on outstanding principal is payable on or before the first of each month at the then-current LIBOR Monthly interest rate measured as of two business days in advance of the first day of each month plus 140 basis points.

2 Interest is variable. Interest on outstanding principal is payable on or before the first of each month at the then-current LIBOR Monthly interest rate measured as of two business days in advance of the first day of each month plus 140 basis points.

3 For purposes of the column labeled "Total Payment," the word "Interest" shall mean the sum of the calculated amount of Interest for 2455 Executive Park Boulevard and Interest for 3040 Presidential Drive calculated for the relevant Lease Payment date.

Lease Payment Date	Principal for 2455 Executive Park Boulevard	Interest for 2455 Executive Park Boulevard ¹	Principal for 3040 Presidential Drive	Interest for 3040 Presidential Drive ²	Total Principal	Total Payment ³
Renewal Term XV						
7/1/2029	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2029	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2029	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2029	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2029	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2029	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
1/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2030	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
7/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2030	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
1/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2031	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
7/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2031	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
1/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2032	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
Renewal Term XVI						
7/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2030	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
1/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2031	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
7/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2031	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
1/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2032	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
Renewal Term XVII						
7/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2030	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2030	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
1/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2031	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
7/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2031	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2031	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
1/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2032	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest

1 Interest is variable. Interest on outstanding principal is payable on or before the first of each month at the then-current LIBOR Monthly interest rate measured as of two business days in advance of the first day of each month plus 140 basis points.

2 Interest is variable. Interest on outstanding principal is payable on or before the first of each month at the then-current LIBOR Monthly interest rate measured as of two business days in advance of the first day of each month plus 140 basis points.

3 For purposes of the column labeled "Total Payment," the word "Interest" shall mean the sum of the calculated amount of Interest for 2455 Executive Park Boulevard and Interest for 3040 Presidential Drive calculated for the relevant Lease Payment date.

Lease Payment Date	Principal for 2455 Executive Park Boulevard	Interest for 2455 Executive Park Boulevard ¹	Principal for 3040 Presidential Drive	Interest for 3040 Presidential Drive ²	Total Principal	Total Payment ³
Renewal Term XVIII						
7/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2032	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2032	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
1/1/2033	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2033	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2033	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2033	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2033	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2033	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
7/1/2033	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2033	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2033	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2033	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2033	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2033	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
1/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2034	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
7/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
Renewal Term XIX						
7/1/2033	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2033	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2033	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2033	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2033	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
12/1/2033	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
1/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
2/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
3/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
4/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
5/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
6/1/2034	\$145,000.00	Variable	\$22,500.00	Variable	\$167,500.00	\$167,500 + Interest
7/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
Renewal Term XX						
7/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
8/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
9/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
10/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest
11/1/2034	\$0.00	Variable	\$0.00	Variable	\$0.00	Interest

1 Interest is variable. Interest on outstanding principal is payable on or before the first of each month at the then-current LIBOR Monthly interest rate measured as of two business days in advance of the first day of each month plus 140 basis points.

2 Interest is variable. Interest on outstanding principal is payable on or before the first of each month at the then-current LIBOR Monthly interest rate measured as of two business days in advance of the first day of each month plus 140 basis points.

3 For purposes of the column labeled "Total Payment," the word "Interest" shall mean the sum of the calculated amount of Interest for 2455 Executive Park Boulevard and Interest for 3040 Presidential Drive calculated for the relevant Lease Payment date.

EXHIBIT E