



June 1, 2009

ABC at Washington Business Park Project – LEED-CI v2.0

Materials & Resources Credit 1.1 – Long-term lease; Narrative

The scope of this current LEED project is a commercial fit out of 8 floors (almost 200,000 SF) of office tenancy. ABC will be the largest tenant in the building at Washington Business Park, occupying all of the 8 floors.

Leases of 7 years are the maximum duration available in our area. However, as a result of the sizable investment that ABC has put into the Washington business park building, ABC has every intention of renewing the lease beyond the initial 7 year agreement. The attached 7-year plus lease, which includes this project's scope (Phase 1), was signed in 2007 by ABC and is scheduled to expire on the last day of March 2015. However, the lease has a renewal option for years 8-10 and 11-13, and the tenant has every intention to secure these options and remain in the building for well over 10+ years.

See pages 12-14 of the attached for the details on the duration of the lease.