

**LOCATION:**  
**Warrenton, Virginia**  
**(Vint Hill)**

**LEASE**

Dated for reference purposes the 28<sup>th</sup> day of March\_\_ 2011

Between:

**Pretium at Vint Hill, LLC**  
a Virginia limited liability company  
**("Landlord")**

- and -

**Council of Industrial Boiler Owners**  
a Virginia Corporation  
**("Tenant")**

## LEASE TERM SHEET

Lease Date: March 28, 2010

Landlord: Pretium at Vint Hill, LLC, a Virginia limited liability company

Tenant: Council of Industrial Boiler Owners.

Demised Premises; Suite 102, 1,730 rentable square feet  
Net Rentable Area:

Term: 5 years from Rent Commencement (Estimated - August 1, 2011 through July 31, 2016)

Rent Commencement Date: As set forth in Section 4.2

Per SF: \$26.00 per rentable square foot of the Demised Premises, full service, subject to escalation

Annual: \$44,980.00 (subject to escalation, as more particularly set forth in Section 3.1)

Monthly: \$3,748.33 (subject to escalation, as more particularly set forth in Section 3.1)

Increases: 3% per lease year

Operating Expenses/Real Estate Taxes:

Base Year: Calendar Year 2011

Tenant's Percentage: 2.86%

Security Deposit: \$10,000.00 \_\_\_\_\_

Tenant Improvements The tenant improvements described on Exhibit B and shown in Exhibit A

Plans and Specifications Collectively, Exhibit B and Exhibit A

Substantial  
Completion

That the Tenant Improvements have been substantially completed by Landlord in accordance with the Plan and Specifications, subject to minor items of repair, correction, adjustment or completion and other "punch list" items as such term is commonly understood in the construction industry in Northern Virginia. An Occupancy Permit issued by Fauquier County shall be conclusive evidence of Substantial Completion. Tenant shall indicate acceptance of such improvements with the execution of Exhibit C.

Tenant's Notice  
Address:

Before Occupancy:  
6035 Burke Center Parkway, #360  
Burke, VA 22015  
Attn: Gail Bessette

After Occupancy Date:  
at the Demised Premises

Landlord's Notice  
Address:

Pretium at Vint Hill, LLC  
c/o Millennium Realty Advisors, LLC  
8300 Greensboro Drive  
McLean, Virginia 22102  
Attn: Douglas Eliot

Parking:

See Section 27 of the Lease