

STANDARD FORM 2
FEBRUARY 1965
EDITION
GENERAL SERVICES
ADMINISTRATION
FPR (41 CFR) 1-16.601

US GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

10/14/08

LEASE NO.

GS-04B-48869

THIS LEASE, made and entered into this date by and between VIN & TONI HOOVER PROPERTY MANAGEMENT, LLC

Whose address is 218 E. BEARSS AVE, PMB 316
TAMPA, FL 33613

and whose interest in the property hereinafter described is that of **OWNER**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

A total of 12,736 rentable square feet (RSF) of office and related space, which yields 11,541 ANSI/BOMA Office Area square feet (USF) of space in a building to be constructed at on approximately 1.88 acres of vacant land identified as 1.88 Acres, more or less, located at the corner of SE Fisher and Commerce Avenue (as depicted on the site sketch attached hereto), which is a portion of 109 lying Westerly of Commerce Avenue, Seawall's Point Land Company Subdivision of Lots 3 and 4 of Commissioners Subdivision of Hansen Grant, as recorded in Plat Book 3, Page 7, Public Record of Palm Beach (now Martin) County, Florida to be used for such purposes as determined by the General Services Administration. Included in the rent at no additional cost to the Government are 51 parking spaces (35 surface; 16 structured) for exclusive use of Government employees and patrons.

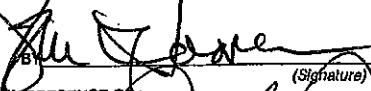
2. TO HAVE AND TO HOLD the said premises with their appurtenances for a TEN (10) years, TEN (10) years firm TERM. Upon completion and acceptance of space by the Government, a Supplemental Lease Agreement establishing the effective date shall be executed.

3. The Government shall pay the Lessor annual rent in accordance with Paragraph 8 of said lease.

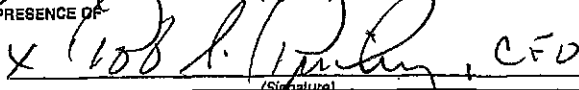
Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

VIN & TONI HOOVER PROPERTY MANAGEMENT, LLC
218 E. BEARSS AVE., PMB # 316
TAMPA, FL 33613

LESSOR
Vin & Toni Hoover Property Management, LLC

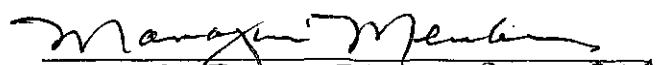
BY  (Signature)

IN PRESENCE OF

X  (Signature)

UNITED STATES OF AMERICA

BY  (Signature)


218 E. BEARSS (Title) AVE PMB 316
Tampa, FL 33613
(Address)

GLYNDA M. GRIEVE

Contracting Officer, General Services Administration
(Official Title)

4. The Lessor shall furnish to the Government, as part to the rental consideration, the following:
- A. Those facilities, services, supplies, utilities, and maintenance in accordance with SFO 7FL2127 dated March 17, 2008, as amended.
 - B. Build out in accordance with standards set forth in SFO 7FL2127 dated March 17, 2008, as amended, and the Government's design intent drawings. Government space plans shall be developed subsequent to award. All tenant alterations to be completed by the required occupancy date in accordance with SFO Paragraph 1.7. Lease term to be effective on date of occupancy. A SUPPLEMENTAL LEASE AGREEMENT SHALL BE EXECUTED TO ESTABLISH RENT COMMENCEMENT DATE.
 - C. Deviations to the approved design intent drawings will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.

5. The following are attached and made a part hereof:
- A. Solicitation for Offers 7FL2127 dated March 17, 2008, and Amendment(s) 01 dated April 14, 2008, Amendment 02 May 20, 2008.
 - B. GSA Form 3517B entitled GENERAL CLAUSES (Rev. [11/05])
 - C. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 01/07)
 - D. Site Plan dated July 24, 2008.
 - E. Davis Bacon; Department of Labor Wage Determinations, FL20080003 dated July 25, 2008.
 - F. GSA Form 12000 entitled Prelease Fire Protection and Life Safety Evaluation
 - G. Prelease Building Security Plan

6. In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$432,210.45 (\$37.45 per ANSI/BOMA Office Area square foot, shall be amortized through the rent for 10 years at the rate of 6.5%).

7. The rent schedule is as follows:

Base Annual Rent	Base Rent Per RSF	Annual Operating Rent*	Operating Rent Per RSF	Annual TI	TI Per RSF	Total Annual Rent	Monthly Rent
\$355,435.62	\$27.9079	\$78,440.32	\$6.1589	\$58,891.95	\$4.6241	\$492,767.89	\$41,063.99

*Operating Rate is subject to annual CPI adjustments in accordance with the SFO

8. In accordance with the SFO paragraph 3.6 entitled *Percentage of Occupancy*, the percentage of Government occupancy is established as 100%.

9. In accordance with the SFO paragraph 3.8 entitled *Operating Costs Base*, the escalation base is established as \$6.1589/RSF (\$78,440.32/annum).

10. In accordance with the SFO paragraph 3.11 entitled *Common Area Factor*, the common area factor is established as 10.3543 percent (12,736 RSF / 11,541 USF).

11. In accordance with the SFO paragraph 3.14 entitled *Adjustment for Vacant Premises*, the adjustment is established as \$1.87 per rsf for vacant space (rental reduction).

12. In accordance with the SFO Paragraph 7.3 entitled *Overtime Usage*, the rate for overtime usage is established as \$19.45 per hour.

13. The Lessor hereby waives restoration.

LESSOR

UNITED STATES OF AMERICA

BY

BY

(Initial)

(Initial)