

**US GOVERNMENT
LEASE FOR REAL PROPERTY**

DATE OF LEASE

12/16/09

LEASE NO. **GS-04B-47876**

THIS LEASE, made and entered into this date by and between **Xenia Management Corporation**

Whose address is 2340 Drew Street, Suite 300
Clearwater, FL 33765

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 56,311 Rentable Square Feet (RSF) of office and related space, consisting of 53,105 ANSI/BOMA Office Area Square Feet (ABOASF) in a building to be constructed on two floors at 8551 Sunrise Boulevard, Sunrise, Florida, more particularly shown on the attached floor plans.

to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term of fifteen (15) years beginning on August 1, 2010 through July 31, 2025, subject to termination and renewal rights as may be hereafter set forth.

3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE per RSF¹</u>	<u>RATE per ABOASF²</u>	<u>MONTHLY RATE</u>
Year 1 – Year 10	\$2,159,526.85	\$38.35	\$40.66	\$179,960.57
Year 11 – Year 15	\$1,928,399.31	\$34.21	\$36.27	\$160,533.28

Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 above.

Note 2. The rate per ABOASF is determined by dividing the total annual rental by the ABOASF set forth in Paragraph 9.

4. The Government may terminate this lease, in whole or in part, at any time on or after the 10th year of the lease, by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing.

5. This lease may be renewed at the option of the Government, for the following terms and at the following rentals:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE per RSF</u>	<u>RATE per ABOASF</u>	<u>MONTHLY RATE</u>
DELETED	DELETED	DELETED	DELETED	DELETED

provided notice be given in writing to the Lessor at least ___ days before the end of the original lease term or any renewal term; all other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.

6. Rental is subject to the Government's measurement of plans submitted by the Lessor or a mutual on-site measurement of the space and will be based on the rate per ABOASF as noted in Paragraph 3 above, in accordance with Clause 27 (PAYMENT), GSA Form 3517B, General Clauses. The lease contract and the amount of rent will be adjusted accordingly, but not to exceed the maximum ABOASF requested in SFO Paragraph 1.1 (Amount and Type of Space). Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Xenia Management Corporation
2340 Drew Street, Suite 300
Clearwater, FL 33765

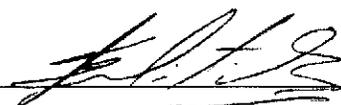
- 7. The Lessor shall furnish to the Government, as part of the rental consideration, the following:
 - A. Those facilities, services, supplies, utilities, and maintenance in accordance with Solicitation for Offers (SFO) No. 6FL0386, as amended.
 - B. Buildout in accordance with Solicitation for Offers 6FL0386, as amended. Design Intent Drawings (DID's) shall be due to the Lessor within one hundred twenty (120) working days subsequent to lease award (in coordination with the tenant agency). All tenant alterations to be completed within one hundred and twenty (120) working days from receipt of notice to proceed to construct tenant improvements, which include a written scope of work and finish schedules. Lease term to be effective and rental to begin on date of occupancy, if different from Paragraph 2.
 - C. Deviations to the approved Design Intent Drawings reviewed and furnished by the Government to the Lessor subsequent to award will not be permitted unless prior written authorization is obtained from the Government Contracting Officer.
 - D. Lessor shall provide two hundred sixty-five (265) on-site parking spaces as part of the lease, at no additional cost to the Government.

- 8. The following are attached and made a part hereof:
 - A. Solicitation for Offers 6FL0386.
 - B. Amendments No. 1, 2, 3, and 4 to SFO 6FL0386.
 - C. [REDACTED] (Atlanta Region) – Office Space Specifications and Requirements (OSSR) dated May 5, 2008 and October 1, 2008, 14 and 11 pages respectively.
 - D. GSA Form 3517B entitled General Clauses (Rev. 06/08).
 - E. GSA Form 3518 entitled Representations and Certifications (Rev. 1/07).
 - F. Floor Plans, titled 1st Floor Plan – Option 1 and 2nd Floor Plan – Option 1.

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

LESSOR: Xenia Management Corporation

BY _____
Authorized Official,



(Signature)

IN THE PRESENCE OF:


(Signature)

2340 Drew St, Ste 300
Clearwater, FL 33765

(Address)

UNITED STATES OF AMERICA

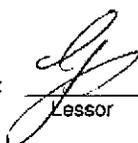
BY _____
(Signature)

MILAGROS TORO, CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION

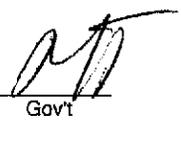
(Official title)

9. The premises described in Paragraph 1 of this Standard Form 2 shall contain 53,105 ABOASF of office and related space, as identified in SFO 6FL0386, as amended.
10. The rent rate in Paragraph 3 for the period of ten (10) years includes all Tenant Improvements. In accordance with Paragraph 3.2 of SFO 6FL0386, the Tenant Improvement allowance (T/I) provided in the lease is \$33.32 per ABOASF, or a total of \$1,769,458.60 amortized at an interest rate of 5.75% over ten (10) years at a rate of \$4.39 per ABOASF (\$4.14 per RSF). The T/I will be used to construct the interior space in accordance with the approved Design Intent Drawings provided by the Government. If the tenant improvement cost exceeds \$33.32 per ABOASF (for up to 53,105 ABOASF), the balance due the Lessor will be paid by rental adjustment or lump sum, to be determined by the Government. If the entire tenant improvement allowance of \$33.32 per ABOASF is not used, the Government will adjust the rental rate downward to off-set the difference in the T/I. The Lessor understands, in lieu of Cost and Pricing Data, his contractor or each of his sub-contractors shall solicit three (3) bids for work completed as a part of the initial tenant alterations, e.g., for electrical, plumbing, etc. The lowest responsive bid will be accepted. This does not apply to the shell buildout.
11. In accordance with Paragraph 1.12 (Building Shell Requirements) of SFO No. 6FL0386, the shell rate is established as \$30.61 per ABOASF (\$28.87 per RSF) for years 1 through 15.
12. In accordance with Paragraph 4.2 (Tax Adjustment) of SFO No. 6FL0386, the percentage of Government occupancy is established as 100% (based on total building area of 56,311 RSF and the Government's occupancy of approximately 56,311 RSF). Percentage of occupancy is subject to revision based on actual measurement of Government occupied space at time of final inspection, not to exceed the maximum ABOASF stated in the SFO (except as noted for rent free space), and in accordance with GSA Form 3517B, GENERAL CLAUSES.
13. In accordance with Paragraph 4.1 (Measurement of Space) of SFO No. 6FL0386, the common area factor (CAF) is established as 6% or 1.06, based on 56,311 RSF and 53,105 ABOASF.
14. In accordance with Paragraph 4.3 (Operating Costs) of SFO No. 6FL0386, the escalation base is established as \$5.66 per ABOASF (\$5.34 per RSF).
15. In accordance with Paragraph 4.4 (Adjustment for Vacant Premises) of SFO No. 6FL0386, the rental rate reduction is established as \$5.19 per ANSI/BOMA square foot (\$4.67 per RSF).
16. In accordance with Paragraph 4.6, (Overtime Usage) of SFO No. 6FL0386, the hourly overtime usage for the entire space will be provided at \$20.00/hour per zone.
17. In accordance with Paragraph 9.7 (Radon in Air), a Radon Certification must be furnished within 150 days after award. Any corrective action must be completed within 30 days after tests are completed at no additional cost to the Government. Re-testing is required and results forwarded to the Contracting Officer.
19. Any deviation from approved construction plans or tenant alterations require approval by the Contracting Officer or Contracting Officer's Designee. Should Lessor make changes without approval, the Government will not be responsible for the cost of those changes and Lessor will not be reimbursed.

INITIALS:


Lessor

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Govt

- 20. All fire and life-safety deficiencies must be corrected prior to occupancy and at no extra cost to the Government, including but not limited to the following as required by Solicitation for Offers 6FL0386:
 - A. Provision of emergency illumination in corridors, stairways, and office space.
 - B. Provision of exit lights in corridors.
 - C. Provision of two (2) exits on each floor occupied by the Government.
 - D. Provision of a fire extinguisher near every exit.

- 21. All handicapped accessibility deficiencies must be corrected prior to occupancy and at no extra cost to the Government, including but not limited to the following as required by Solicitation for Offers 6FL0386:
 - A. Door Entrances.
 - B. Exit Doors.
 - C. Parking Areas/Curb Cuts.
 - D. Restrooms.
 - E. Width of Exit Doors.

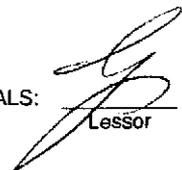
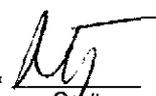
- 22. In accordance with the SOLICITATION FOR OFFERS 6FL0386, Paragraph 2.6, the Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease. The [REDACTED] balance which equates to [REDACTED] is to be paid to the broker as follows: Fifty percent (50%) is due and payable within 30 days after lease award and the remaining fifty percent (50%) is payable at occupancy.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$179,960.57 (which includes shell rent of \$135,474.88) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment \$179,960.57 (which includes shell rent of \$135,474.88) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

- 23. Within 5 days of lease occupancy, the Lessor shall provide the tenant agency representative (with a copy forwarded to the GSA Government Representative), on site, a copy of the name and phone number of maintenance personnel in order that any cleaning, maintenance, janitorial, etc. problems can be taken care of immediately.

INITIALS:  & 
Lessor Govt