

U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

LEASE NO.

GS-04B-61839

THIS LEASE, made and entered into this date by and between WEST FORSYTH FINANCIAL ASSOCIATES, LLC

Whose address is 200 West Forsyth St.
SUITE 1730
JACKSONVILLE, FL 32202-4349

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:

- The Lessor hereby leases to the Government the following described premises:
 - * A total of 4,795 rentable square feet (RSF) of office and related space, which yields 4,134 ANSI/BOMA Office Area square feet (USF) of space at BB&T BUILDING, 200 WEST FORSYTH ST, JACKSONVILLE, FL 32202-4349.
 - * 6 surface parking spaces are excluded from the rent and paid separately at a cost of \$9,720 per annum.
 - * The common area factor for the leased premises occupied by the Government is established as 1.16 (see "Common Area Factor" paragraph of the lease).
 - * The leased premises occupied by the Government for real estate tax adjustments is established as 1.98% (see also "Percentage Occupancy" paragraph of the lease).
- TO HAVE AND TO HOLD the said premises with their appurtenances for a term of 10 years beginning upon the substantial completion of the space, and acceptance by the Government as satisfactorily complete. The commencement date of this lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Supplemental Lease Agreement upon substantial completion and acceptance of the space by the Government.
- The Government shall pay the Lessor annual rent of \$119,875.00 (\$25.00/RSF - \$29.00/USF) at the rate of \$9,989.58 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

West Forsyth Financial Associates, LLC
200 West Forsyth St. Ste. 1730
Jacksonville, FL 32202-4349
- The Government may terminate this lease in whole or in part at any time on or after February 1, 2016, by giving at least 120 days' notice in writing to the Lessor, and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

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

LESSOR

SIGNATURE WEST FORSYTH FINANCIAL ASSOCIATES, LLC <i>SEE FOLLOWING PAGES</i>	NAME OF SIGNER
ADDRESS	

IN THE PRESENCE OF (SIGNATURE)	NAME OF SIGNER
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UNITED STATES OF AMERICA

SIGNATURE <i>[Signature]</i>	NAME OF SIGNER <i>Ben Vardis Green</i>
	OFFICIAL TITLE OF SIGNER <i>Contracting Officer</i>

Signed, sealed and delivered in the presence of:

Melynda Belby
Print Name: Melynda Belby

Kim Gattin
Print Name: Kim Gattin

Signed, sealed and delivered in the presence of:

Melynda Belby
Print Name: Melynda Belby

Kim Gattin
Print Name: Kim Gattin

Signed, sealed and delivered in the presence of:

Melynda Belby
Print Name: Melynda Belby

Kim Gattin
Print Name: Kim Gattin

LESSOR:

Pepperwood West Forsyth, LLC, a Delaware limited liability company

By: PWF Managing Co., LLC, a Delaware limited liability company, its Manager

By: [Signature]
Name: Robert S. Friedman
Vice President Vice President

West Forsyth Financial Associates, LLC, a Virginia limited liability company

By: West Forsyth Managing Co., LLC, a Delaware limited liability company, its Manager

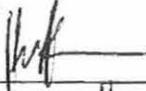
By: [Signature]
Name: Robert S. Friedman
Vice President Vice President

Riverside West Forsyth, LLC, a Delaware limited liability company

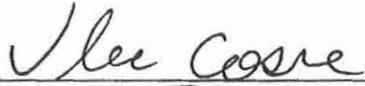
By: RWF Managing Co., LLC, a Delaware limited liability company, its Manager

By: [Signature]
Name: Robert S. Friedman
Vice President Vice President

Signed, sealed and delivered in the presence of:



Print Name: Irene Cosme

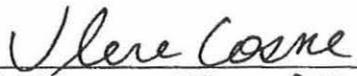


Print Name: Irene Cosme

Signed, sealed and delivered in the presence of:



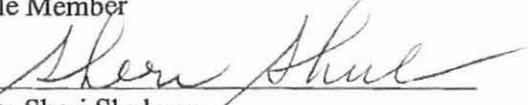
Print Name: Irene Cosme



Print Name: Irene Cosme

Reads West Forsyth, LLC, a
Delaware limited liability company

By: Reads Venture Co., LLC, a
New York limited liability company,
its sole Member

By: 

Name: Sheri Shulman
Title: Vice President

Sendar (Garage) West Forsyth, LLC, a
Delaware limited liability company

By: Sendar Jacksonville (Garage) LLC,
a Delaware limited liability company
its sole Member

By: Sendar Development Co. LLC,
a New York limited liability company
its sole member

By: 

Name: Sheri Shulman

Title: Vice President

SCHEDULE OF RENT COMPONENTS

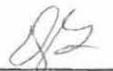
<u>Term</u>	<u>RSF/ABOA</u>	<u>Base Rent</u>	<u>*Operating Rent</u>	<u>Rate RSF/ABOA</u>	<u>Monthly</u>	<u>Annual</u>
2/1/11-1/31/16	4,795/4,134	\$87,460.80	\$32,414.20	\$25/\$29	\$9,989.58	\$119,875.00
2/1/16-1/31/21	4,795/4,134	\$101,414.25	\$32,414.20	\$27.91/\$32.37	\$11,152.37	\$133,828.45

*Subject to annual CPI escalations.

INITIALS:


LESSOR

&


GOVT