

US GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE:

1/5/2012

LEASE NO. GS-04B-61853

THIS LEASE, made and entered into this date by and between MIAMI-DADE COUNTY AVIATION DEPARTMENT

whose address is 4200 N.W. 36TH ST STE 200
MIAMI, FL 33166-2700

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 4,792 rentable square feet (RSF) of office and related space, in a building at 4200 NW 21st Street, Concourse E, Miami, FL 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 four (4) outside surface parking spaces for the exclusive use of Government employees and patrons.

* Zip Code: 33142-5804

2. TO HAVE AND TO HOLD for the term of October 1, 2011 through September 30, 2021 subject to termination and renewal rights as may be hereinafter set forth.

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

Term	Space Class	RSF	Base/RSF	Operating/RSF	Rate/RSF	Annual Rent
10/1/2011-9/30/2021	3	1,194	\$67.26	\$3.66	\$70.92	\$ 84,678.48
	4	3,598	\$33.63	\$3.66	\$37.29	\$134,169.42
Total		4,792	\$42.01*	\$3.66	\$45.67**	\$218,847.90

* Base = Composite Rate (\$45.67) - Operating (\$3.66)

** Composite rate = Total Annual Rent (\$218,847.90) / Total RSF (4,792)

Base and operating rents are subject to annual increases/decreases as determined by the Board of County Commissioners of Miami-Dade County.

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

MIAMI DADE AVIATION DEPARTMENT
P.O. BOX 526624
MIAMI, FL 33152-6624

4. The Government may terminate this lease, in whole or in part, at any time on or after the fifth (5th) year, by giving the Lessor at least thirty (30) 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. 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) 0FL2180.

Initials:


Lessor

&

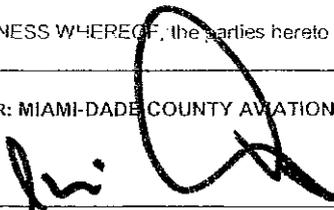

Government

6. The following are attached and made a part hereof:
- A. Solicitation for Offers (SFO) 0FL2180 dated May 6, 2011 and all attachments and amendments.
 - B. GSA Form 3517B entitled General Clauses.
 - C. GSA Form 3518 entitled Representations and Certifications.
 - D. GSA Form 1217 entitled Lessor Annual Cost.
 - E. Pre-Lease Checklist (Low-Rise).
 - F. Pre-Lease Building Security Plan.
 - G. Floor Plans/Site Plans submitted with SFO 0FL2180.
 - H. Special Provisions.
7. The common area factor (CAF) is established as 1.00.
8. In accordance with Solicitation for Offers (SFO) 0FL2180, there is no charge for overtime utilities.
9. The Lessor hereby waives restoration.

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

LESSOR: MIAMI-DADE COUNTY AVIATION DEPARTMENT

BY

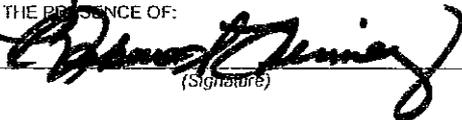


(Signature)

Aviation Director

(Title)

IN THE PRESENCE OF:



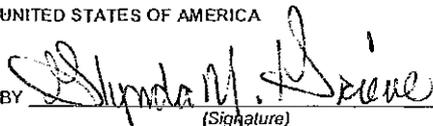
(Signature)

7000 W. 35th Ave # 109
Miami, FL 33018

(Address)

UNITED STATES OF AMERICA

BY



(Signature)

Glynda M. Grieve, Contracting Officer
General Services Administration
(Official title)

7