

This Lease is made and entered into between

SHELTAIR AVIATION CENTER, LLC

("the Lessor"), whose principal place of business is 1100 LEE WAGENER BLVD, SUITE 107, FORT LAUDERDALE, FL 33315-3570, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

("the Government"), acting by and through the designated representative of the General Services Administration ("GSA"), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

The Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

**BUILDING**  
1050 LEE WAGENER BOULEVARD, FORT LAUDERDALE, FL 33315-3500

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein.

LEASE TERM: APRIL 14, 2012 THROUGH APRIL 13, 2022

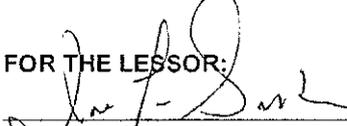
To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

TEN (10) Years, FIVE (5) Years Firm,

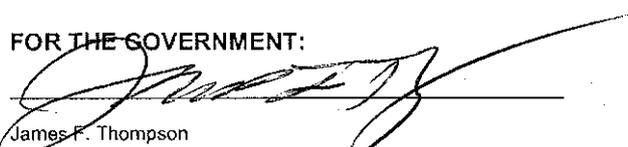
subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. The commencement date of this Lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the space by the Government.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:

  
Name: Miss L. Smith  
Title: Director of Property & Leasing  
Date: 4/16/12

FOR THE GOVERNMENT:

  
Name: James F. Thompson  
Lease LCO  
Date: 4/18/12

WITNESSED BY:

  
Name: Anne Simone  
Title: Leasing Administrator  
Date: 4/16/12

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**SECTION 1 THE PREMISES, RENT, AND OTHER TERMS**

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**1.01 THE PREMISES (AUG 2011)**

The Premises are described as follows:

Office and Related Space: 15,547 rentable square feet (RSF), yielding 13,001 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space based upon a common area factor of 1.195831 percent, located on the 3<sup>RD</sup> floor(s) and known as Suite(s) 301, 302, 303, and 304, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

**1.02 EXPRESS APPURTENANT RIGHTS (AUG 2011)**

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Government Rules and Regulations within such areas. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards. Appurtenant to the Premises and included with the Lease are rights to use the following:

A. Parking: 67 parking spaces as depicted on the plan attached hereto as Exhibit B of which 10 shall be reserved for the exclusive use of the Government, and 57 shall be general surface parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. THIS PARAGRAPH WAS INTENTIONALLY DELETED

**1.03 RENT AND OTHER CONSIDERATION (AUG 2011)**

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

Please refer to Exhibit C: Rental Rate Schedule

B. Rent is subject to adjustment based upon a physical mutual measurement of the Space upon acceptance, not to exceed 13,001 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

C. THIS PARAGRAPH WAS INTENTIONALLY DELETED

D. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

E. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.

F. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in "Paragraph 1.01, THE PREMISES" created herein;

2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;

3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

G. THIS PARAGRAPH WAS INTENTIONALLY DELETED

**1.04 INTENTIONALLY DELETED****1.05 TERMINATION RIGHTS (AUG 2011)**

The Government may terminate this Lease, in whole or in part, at any time, effective after the five (5) year firm term of this Lease by providing not less than 180 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

**1.06 INTENTIONALLY DELETED**

