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### EXHIBITS:

Exhibit A1	Description of Premises – Ticket Counter Area
Exhibit A2	Description of Premises – East of Ticket Counter
Exhibit A3	Description of Premises – Concourse Second Level
Exhibit B	General Clauses
Exhibit C	Airport Rules & Regulations

## GENERAL TERMINAL AREA LEASE

This Lease, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2011, by and between the SARASOTA MANATEE AIRPORT AUTHORITY, a body politic and corporate (hereinafter referred to as the "Authority"), and the General Services Administration, an Executive Agency of the United States of America, (hereinafter referred to as the "Lessee").

### WITNESSETH:

WHEREAS, the Authority owns and operates the Sarasota Bradenton International Airport located in the Counties of Sarasota and Manatee, State of Florida, hereinafter called the "Airport"; and

WHEREAS, the Authority has constructed upon the Airport a terminal and related facilities ("Terminal") located in Sarasota and Manatee Counties; and

WHEREAS, the Authority is desirous of letting to the Lessee and the Lessee is desirous of hiring from the Authority upon the hereinafter contained terms and conditions, certain leasehold space within the Terminal.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants hereinafter contained, the parties agree as follows:

### ARTICLE 1 Premises

Lessee hereby agrees to lease three thousand eight hundred six (3,806) square feet, hereinafter referred to as the "Premises," from Authority more particularly described as follows:

Space on the first floor of the Airport terminal building in the ticket counter area consisting of approximately one thousand two hundred forty-five (1,245) square feet, referenced on Exhibit A-1, attached hereto and made a part hereof; and

Space on the first floor of the Airport terminal building east of the ticket counter area consisting of approximately two thousand one hundred sixty-six (2,166) square feet, referenced on Exhibit A-2, attached hereto and made a part hereof; and

Space on the second floor of the Airport terminal building concourse area consisting of approximately two hundred ninety-eight (298) square feet and a ninety-seven (97) square foot equipment room referenced on Exhibit A-3, attached hereto and made a part hereof.

## **ARTICLE 2**

### **Term**

This Lease shall be for an initial term of five years beginning March 1, 2011 and ending February 28, 2016. If both parties agree to an extension and/or amendment of the lease, the term of this lease may be extended and/or the lease may be amended at any time.

This Lease is terminable, with or without cause, by either party upon advance written notice to the other party; the termination date occurring a minimum of ninety (90) days after receipt of written notice from the terminating party.

## **ARTICLE 3**

### **Uses and Restrictions**

The Premises shall be used solely by the Lessee as support for the [REDACTED]  
[REDACTED]. No other uses of the Premises are permitted.

## **ARTICLE 4**

### **Payments**

#### **4.1 Rent**

The rent due throughout the term of the Lease shall be paid by Lessee in equal monthly installments in arrears on or before the tenth (10th) day of each and every month. The annual rent due herein for the Premises shall be the sum of Sixty Dollars (\$60.00) per square foot for a total annual rent of Two Hundred Twenty-eight Thousand Three Hundred Sixty Dollars (\$228,360.00) payable in monthly installments of Nineteen Thousand Thirty Dollars (\$19,030.00). The first such installment is due upon commencement of the Term. The Authority may adjust the rental rate on the second anniversary of the lease and again on the fourth anniversary of the lease by giving the Lessee at least ninety (90) day's advance notice in writing.

#### **4.2 Failure to Pay Rentals, Fees or Charges**

In the event Lessee fails to pay rentals, fees or charges as required to be paid under provisions of this Lease within ten (10) days after the earliest due date, interest shall accrue against the delinquent payment(s) at the rate permitted under the Prompt Payment Act (31 USC §3901) from date due until payment is received by Authority. Implementation of this provision shall not preclude the Authority from terminating this Lease for default in the payment of rentals, fees and charges or from enforcing any other provisions contained herein or implied by law.

#### **4.3 Revenue Reports and Payments**

The Lessee shall pay all rents, fees, charges and billings required by this Lease via electronic deposit, made payable to the following:

Sarasota Manatee Airport Authority  
6000 Airport Circle  
Sarasota, FL 34243

All reports and other correspondence should be addressed as indicated in Article 39 hereof entitled, "Notices and Communications."

**ARTICLE 5**  
**General Clauses**

The General Clauses listed in Exhibit B (GSA Form 3517), attached hereto and made a part hereof, and hereinafter referred to as the "General Clauses" are incorporated herein and made a part of this General Terminal Area Lease, and in the event of any conflict, said "General Clauses" shall control.

**ARTICLE 6**  
**Default and Termination Rights of the Authority**

**6.1 Events of Default**

The occurrence of any of the following events shall constitute a default of this Lease:

- A. Lessee's failure to pay Rent, or any other sums payable hereunder when due, and such failure continuing after ten (10) days' written notice from the Authority;
- B. Lessee's failure to observe, keep or perform any of the other terms, covenants, Leases or conditions of this Lease or of the Airport Rules and Regulations, Exhibit "C" attached hereto, receipt of which is hereby acknowledged by the Lessee, for a period of ten (10) days after written notice by the Authority;
- C. The bankruptcy of Lessee;
- D. Lessee making an assignment for the benefit of creditors;
- E. A receiver or trustee being appointed for Lessee or a substantial portion of Lessee's assets;
- F. Lessee's voluntary petitioning for relief under, or otherwise seeking the benefit of, any bankruptcy, reorganization, arrangement or insolvency law;
- G. Lessee's vacating or abandoning the Premises ;
- H. Lessee's interest under this Lease being sold under execution or other legal process without the prior written approval of the Authority, which shall not be unreasonably withheld;
- I. Lessee's interest under this Lease being modified or altered by any unauthorized assignment or subletting in violation of Article 30 herein; and
- J. Lessee's failure to comply within the Premises with any environmental laws, programs or audits promulgated by any applicable regulatory agencies, which may be revised from time to time, and the continuance of such failure after receipt of written notice from the Authority or any regulatory agency and failure to take action to resolve such compliance problem after thirty (30) days or such lessor time period set forth by the regulatory agency, from receipt of such written notice;

**6.2 Remedies**

In the event of any of the foregoing events of default and Lessee and/or the mortgage holder's failure to cure said default within ten (10) days following receipt of written notice as provided herein, the Authority, at its election, may exercise any one or more of the following options or remedies, the exercise of any of which shall not be deemed to preclude the exercise of any others herein listed or otherwise provided by statute or general law:

- A. Terminate Lessee's right to possession under the Lease and re-enter and retake possession of the Premises and relet or attempt to relet the Premises on behalf of Lessee at such Rent and under such terms and conditions as the Authority may deem commercially reasonable.

- B. Declare this Lease to be terminated, ended and null and void, and re-enter upon and take possession of the Premises whereupon all right, title and interest of Lessee in the Premises shall end; or
- C. Treat the Lease as remaining in existence, curing Lessee's default by performing or paying the obligation which Lessee has breached, and all sums paid or expenses incurred by Authority directly or indirectly in curing Lessee's default shall become immediately due and payable and shall bear interest at the highest rate permitted by law from the date of disbursement by Authority until paid by Lessee. If the breach consists of a failure to pay Rent stipulated in this Lease and Authority elects to treat the Lease as remaining in existence, Authority can take such action as is necessary to recover the Rent due as each installment matures.

### 6.3 Additional Provisions

No re-entry or retaking possession of the Premises by the Authority shall be construed as an election on its part to terminate this Lease, unless a written notice of such intention be given to Lessee, nor shall pursuit of any remedy herein provided constitute a forfeiture or waiver of any Rent or other monies due to the Authority hereunder, or of any damages accruing to the Authority by reason of the violations of any of the terms, provisions, and covenants herein contained. The Authority's acceptance of Rent or other monies following any non-monetary event of default hereunder shall not be construed as the Authority's waiver of such event of default. No forbearance by the Authority of action upon any violation or breach of any of the terms, provisions and covenants herein contained shall be deemed or construed to constitute a waiver of the terms, provisions and covenants herein contained. Forbearance by the Authority to enforce one or more of the remedies herein provided upon an event of default shall not be deemed or construed to constitute a waiver of any such remedy.

### 6.4 Time of the Essence

Time is of the essence of this Lease; therefore, if Lessee shall fail to perform the covenants or conditions on its part to be performed at the time fixed for the performance of such respective covenants or conditions by the provisions of this Lease, the Authority may declare Lessee to be in default of such Lease.

## **ARTICLE 7**

### **Maintenance and Repair**

The Premises described in Article 1 are Leased in "AS IS" condition without representation or warranty by the Authority. Lessee agrees that throughout the term of this Lease that, it will, at its own expense, maintain the Premises in a good state of condition and preservation. Lessee further agrees to repair said Premises, except for ordinary wear and tear expected. These repairs will include the interior floor, exterior walls, all plumbing, mechanical systems, utility connections systems within or exclusively serving the Premises and other repairs necessary to maintain the Premises in its present condition. Further provided, that Lessee shall be responsible for the cost of repair for any damage to the Premises, the Terminal building or the adjacent grounds or improvements, caused by Lessee, its agents or employees but only to the extent permitted by the Federal Tort Claims Act (28 USC §§2671-2677). The Authority shall have the right to inspect the Premises at any reasonable time, provided that the exercise of such right shall not unreasonably interfere with Lessee's business.

**ARTICLE 8**  
**Alterations and Improvements**

The Lessee shall not make any alterations or improvements to the assigned Premises without the sole prior written consent of the Authority which may not be unreasonably withheld. Prior to any construction within the Premises, all contractors and subcontractors to perform work must be approved by the Authority, shall be required to execute an indemnification Lease in favor of the Authority and to provide evidence of insurance satisfactory to the Authority.

**ARTICLE 9**  
**Title to Improvements**

All permanent improvements of whatever kind or nature, including but not limited to, all buildings and all equipment installed therein which, under the laws of the State of Florida, are part of the realty, heating and air conditioning equipment, interior and exterior light fixtures, fencing, landscaping, paving, and all other permanent improvements which become part of the realty placed upon the Premises, with or without consent of the Authority, shall become and be deemed to be a part of the Premises and shall become the property of the Authority upon termination or default of this Lease and shall remain on the Premises at the expiration of the term hereof unless otherwise agreed to in writing. Title to all personal property, furnishings and trade fixtures shall be and remain with Lessee and may be removed from the Premises at any time, provided Lessee is not then in default thereunder, and further provided Lessee exercises care in the removal of same and repairs any damage to the Premises caused by said removal.

**ARTICLE 10**  
**Utilities**

Lessor shall provide electricity and water to the Premises. The Premises rent stated in Article 4, Payments, includes estimated cost for the utilities stated herein.

In the event the Airport's President, CEO determines, in his sole discretion, that Lessee is consuming excessive amounts of electrical power and/or water, Lessee shall pay for utility services used by it at the public utility retail rates, including meter charges, applicable to such services. The cost of said excessive amounts of electrical power and/or water shall be included in the rent payments under Article 4, Payments.

**ARTICLE 11**  
**Liens**

The interest of Authority in the Premises shall not be subject to liens for improvements made by or for Lessee, whether or not the same shall be made or done in accordance with an Lease between Authority and Lessee, and it is specifically understood and agreed that in no event shall Authority or the interest of Authority in the Premises be liable for or subjected to any mechanic's, materialman's, or laborer's liens for improvements or work made by or for Lessee; and this Lease specifically prohibits the subjecting of Authority's interest in the Premises to any mechanic's, materialman's, or laborer's liens for improvements made by Lessee or for which Lessee is responsible for payment under the terms of this Lease. Within fifteen (15) days of filing of any lien, Lessee shall cause same to be satisfied or shall post bond for the lien.

**ARTICLE 12**  
**Taxes, Permits, Licenses**

Lessee shall bear, at its own expense, all costs of operating its equipment and business, including any and all taxes assessed against its leasehold interest in the assigned Premises, furnishings, equipment or stocks of merchandise and supplies and shall obtain and pay for all permits, licenses, or other authorizations required by authority of law in connection with the operation of its business at said Airport.

**ARTICLE 13**  
**Insurance**

Lessee shall be sufficiently self-insured for the duration of this Agreement.

**ARTICLE 14**  
**Indemnification**

To the extent permitted by Federal Law, including specifically the Federal Tort Claims Act (28 USC §§2671-2677) and the Equal Access to Justice Act (5 USC §504), Lessee agrees to protect, defend, reimburse, indemnify and hold the Authority, its agents, employees, and elected officers and each of them, free and harmless at all times from and against any and all claims, liability, expenses, losses, costs, fines and damages (including attorney fees) and causes of action of every kind and character, whether or not meritorious, against or from the Authority by reason of any damage to property or the environment, including any contamination of Airport property such as the soil or storm water by fuel, gas, chemicals or other substances deemed by the EPA to be environmental contaminants at the time this Lease is executed or as may be redefined by the appropriate regulatory agencies in the future, or bodily injury (including death) incurred or sustained by any party hereto, any agent or employee of any party hereto, and any third or other party whomsoever, or any governmental agency, arising out of or incident to or in connection with Lessee's performance under this Lease, Lessee's use or occupancy of the Premises, Lessee's acts, omissions or operations hereunder or the performance, nonperformance or purported performance of the Lessee or any breach of the terms of this Lease. This clause is not intended to relieve Authority of its liability for such loss or damage which is the result of gross negligence by Authority.

**ARTICLE 15**  
**Compliance with Laws, Regulations, Ordinances, Rules**

Lessee shall at all times comply with applicable federal, state and local laws and regulations, Airport Rules and Regulations, all applicable health rules and regulations and other mandates whether existing or as promulgated from time to time by the federal, state or local government, Authority or Airport Management concerning types of permitted and restricted activities, security matters, parking, ingress and egress, environmental and storm water regulations and any other operational matters related to the operation of the Airport. This shall include, but not be limited to, Lessee precluding its employees or agents from entering upon any restricted area of the Airport as noted in procedures, rules or regulations of Authority or the [REDACTED]. In addition to other remedies provided hereunder, any violation of Airport or [REDACTED] procedures regarding security shall subject Lessee to an administrative damages payment of five hundred dollars (\$500.00) (in consideration for the administrative processing required by Authority to process and to respond to a violation).



## **ARTICLE 16**

### **Approval**

This Lease may be subject to approval of the [REDACTED]. If the [REDACTED] disapproves the Lease, either party may rescind the Lease by providing written notice.

## **ARTICLE 17**

### **Environmental Regulations**

- 17.1 Notwithstanding any other provision of this Lease, and in addition to any and all other Lease requirements, and any other covenants and warranties herein, Lessee hereby expressly warrants, guarantees, and represents to Authority, upon which Authority expressly relies, that Lessee is aware of federal, state, regional and local governmental laws, ordinances, regulations, orders and rules, without limitation, which govern or which apply to the direct or indirect results and impacts to the environment and natural resources due to, or in any way resulting from, the conduct by Lessee of its operations pursuant to or upon the Premises. Lessee expressly represents, covenants, warrants, guarantees, and agrees that it shall comply with all applicable federal, state, regional and local laws, regulations and ordinances protecting the environment and natural resources including, but not limited to, the Federal Clean Water Act, Safe Drinking Water Act, Clean Air Act, Resource Conservation Recovery Act, Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("Superfund") and all rules and regulations promulgated or adopted thereunder as same may from time to time be amended.
- 17.2 To the extent permitted by Federal law, including specifically the Federal Tort Claims Act (28 USC §§2671-2677) and the Equal Access to Justice Act (5 USC §504), Lessee hereby expressly agrees to indemnify and hold Authority harmless from and against any and all liability for fines and physical damage to property or injury or deaths to persons, including reasonable expense and attorney's fees, arising from or resulting out of, or in any way caused by, Lessee's failure to comply with any and all applicable federal laws, ordinances, regulations, rulings, orders and standards, now or hereafter, promulgated for the purpose of protecting the environment. Lessee agrees to cooperate with any investigation or inquiry by any governmental agency regarding possible violation of any environmental law or regulation.

## **ARTICLE 18**

### **Americans with Disabilities Act**

Lessee, as to its operations at or on the Premises, shall comply with the requirements of "The Americans with Disabilities Act" (ADA) as published in the Federal Register, Volume 56, No. 144 and the State of Florida Accessibility Requirements Manual (ARM), and any similar or successor laws, ordinances, rules, and regulations, including those of the Authority, concerning the same subject matter. In the case of differing requirements, the Lessee shall be held to the most stringent standard.

**ARTICLE 19**  
**Affirmative Action**

The Lessee, as to its employees working at or on the Premises, assures that it will undertake an affirmative action program as required by 14 CFR Part 152, Subpart E, to ensure that no person shall on the grounds of race, creed, color, national origin, or sex be excluded from participating in any employment activities covered in 14 CFR Part 152, Subpart E. The Lessee assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by this subpart. The Lessee assures that it will require that its covered suborganizations provide assurances to the Lessee that they similarly will undertake affirmative action programs and that they will require assurances from their suborganizations, as required by 14 CFR Part 152, Subpart E, to the same effect.

**ARTICLE 20**  
**Nondiscrimination**

Lessee, for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree, that (1) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of Airport facilities; and (2) that Lessee shall use the Airport Premises in compliance with all requirements imposed or pursuant to Title 49, Code of Federal Regulations, [REDACTED], Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the [REDACTED] [REDACTED]-Effectuation of Title VI of the Civil Rights Act of 1964, and as said regulations may be amended. In the event of breach of any of the above nondiscrimination covenants, the Authority shall have the right to terminate the Lease.

**ARTICLE 21**  
**Disadvantaged Business Enterprise**

Lessee, as to its operations at or on the Premises, shall comply with the Authority's approved Disadvantaged Business Enterprise (DBE) program submitted in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, [REDACTED] [REDACTED] Office of the Secretary, Part 23, Participation by DBE programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964 and as said regulations may be amended. Further provided, that no person shall be excluded from participation in, denied the benefits of or otherwise discriminated against in connection with the award and performance of any contract, including leases, covered by 49 CFR Part 23 on the grounds of race, color, national origin or sex.

**ARTICLE 22**  
**Rights Reserved to the Authority**

Rights not specifically granted to the Lessee by this lease are expressly and independently reserved to the Authority.

**ARTICLE 23**  
**Right to Entry**

The Authority, through its Airport President/CEO, shall have the right to request from Lessee and to be provided entry to the Premises assigned herein to Lessee for the purposes and to the extent necessary to protect the Authority's rights and interest, to provide for periodic inspection of said Premises from the standpoint of safety and health, and to check Lessee's compliance with the terms of this Lease. Access shall be upon forty-eight (48) hours notice and jointly with a representative from Lessee.

**ARTICLE 24**  
**Right of Flight**

It shall be a condition of this Lease that the Authority reserves unto itself, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the real property owned by the Authority, together with the right to cause in said airspace, such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, and for use of said airspace for landing on, taking off from or operating on the Airport.

**ARTICLE 25**  
**Property Rights Reserved**

This Lease and all provisions hereof are subject and subordinate to (1) the terms and conditions of the instruments and documents under which the Authority acquired the subject property from the United States of America and shall be given only such effect as will not conflict or be inconsistent with the terms and conditions thereof, and any existing or subsequent amendments thereto; and (2) the terms and conditions contained in the Lease of Airport lands from the State of Florida, and any existing or subsequent amendments thereto, and are subject to any ordinances, rules or regulations which have been, or may hereinafter be adopted by the State of Florida pertaining to the Airport. Lessee further expressly agrees to prevent any use of the Leased Premises which would interfere or adversely affect the operation or maintenance of the Airport.

**ARTICLE 26**  
**Signs and Advertising**

Lessee shall not erect and will not allow to be erected on the Premises any advertising, or any other advertising device of whatever kind or notice without prior written approval of the Authority, which may be withheld for any reason whatsoever at the Authority's sole discretion.

**ARTICLE 27**  
**Quiet Enjoyment**

The Authority covenants that Lessee shall and may peaceably and quietly have, hold and enjoy the demised Premises and all parts thereof for the term hereby granted, subject to the terms and provisions hereof.

**ARTICLE 28**  
**No Mortgage Rights of Lessee**

The Lessee shall not have the right to mortgage its leasehold interest for the purpose of securing a loan from any lender.

**ARTICLE 29**  
**Rent a Separate Covenant**

Lessee shall not for any reason withhold or reduce Lessee's required payments of rent and other charges provided in this Lease, it being expressly understood and agreed by the parties that the payment of rent and additional rent is a covenant by Lessee that is independent of the other covenants of the parties hereunder.

**ARTICLE 30**  
**Assignment**

Lessee shall not assign this Lease, either in whole or in part, without prior written consent of the Authority which consent shall not be unreasonably withheld. No request for, or consent to, such assignment shall be considered unless Lessee shall have paid all rentals, fees, and charges which have accrued in favor of the Authority and Lessee shall have otherwise met all other legal obligations to be performed, kept, and observed by it under the terms and conditions of this Lease or as this Lease may be subsequently amended or modified.

Notwithstanding anything to the contrary contained herein, Lessee may assign this Lease to the

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**ARTICLE 31**  
**Surrender of Premises**

Lessee shall surrender up and deliver the leased Premises to the Authority upon termination of this Lease in the same condition as existed at the commencement of the Lease, ordinary wear and tear excepted. Provided the Lessee is not in default in the payment of rents, fees and charges required under this Lease, Lessee, at the termination of this Lease, shall remove all of its personal property from the Premises forthwith. Failure on the part of Lessee to remove its personal property within fifteen (15) working days of the date of termination, shall constitute a gratuitous transfer of title thereof to the Authority for whatever disposition is deemed to be in the best interest of the Authority.

**ARTICLE 32**  
**No Acceptance of Surrender**

No act or thing done by the Authority or the Authority's agents or employees during the term of this Lease shall be deemed an acceptance of the surrender of this Lease and no acceptance of a surrender shall be valid unless in writing.

**ARTICLE 33**  
**Personal Property**

Any personal property of Lessee or of others placed in the leased Premises shall be at the sole risk of the Lessee or the owners thereof, and Authority shall not be liable for any loss or damage thereto, irrespective of the cause of such loss or damage, and Lessee hereby waives all rights of subrogation or recovery from Authority for such damage, destruction or loss.

**ARTICLE 34**  
**Governing Law and Venue**

This Lease shall be governed and construed in accordance with Federal law. Venue for any action brought pursuant to this Lease shall be as required by the Contract Disputes Act of 1978 (41 USC §601 [2002]) as contained in the General Clauses.

**ARTICLE 35**  
**Attorney's Fees and Costs**

Lessee agrees to pay, all costs, expenses and reasonable attorney's fees incurred in the collection of any rents due hereunder or in the enforcement by the Authority of any of the terms, covenants and conditions hereof, or in regaining the Premises, including those costs, expenses and reasonable attorney's fees incurred in appellate proceedings to the extent permitted by the Equal Access to Justice Act (5 USC §504).

**ARTICLE 36**  
**Invalidity of Clauses**

The invalidity of any portion, article, paragraph, provision or clause of this Lease shall have no effect upon the validity of any other part of portion thereof.

**ARTICLE 37**  
**Notices and Communications**

All notices or other communications to the Authority or to the Lessee pursuant hereto shall be deemed validly given, served, or delivered, upon deposit in the United States mail, certified and with proper postage and certified fee prepaid, addressed as follows:

To Authority:

Sarasota Manatee Airport Authority  
Sarasota Bradenton International Airport  
6000 Airport Circle  
Sarasota, Florida 34243

To Lessee:

Contracting Officer  
Real Estate Acquisition Division, 4PR1A  
77 Forsyth St. SW, Ste 500  
Atlanta, GA 30303

or to such other address as the addressee may designate in writing by notice to the other party delivered in accordance with the provisions of this paragraph.


**ARTICLE 38**  
**Miscellaneous**

All of the terms and provisions hereof shall be binding upon and the benefits inure to the parties hereto and their heirs, personal representatives, successors and assigns. Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all genders. This Lease represents the complete Lease of the parties and any prior Leases or representations, whether written or verbal, are hereby superseded. This Lease may subsequently be amended only by written instrument signed by the parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

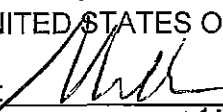
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SARASOTA MANATEE AIRPORT AUTHORITY

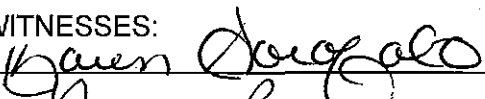
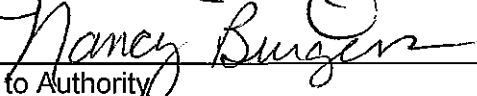
By:   
Name Printed: Robert Waechter  
Title: Chairman

**LESSEE:**

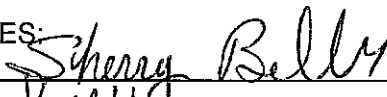
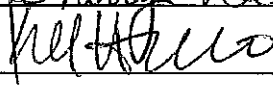
GENERAL SERVICES ADMINISTRATION,  
AN EXECUTIVE AGENCY OF THE  
UNITED STATES OF AMERICA

By:   
Name Printed: Michael Ellis  
Title: Contracting Officer

**WITNESSES:**

  
  
As to Authority

**WITNESSES:**

  
  
As to Lessee