

LEASE NO. GS-04B-62053

Standard Lease
GSA FORM L201C (January 2012)

This Lease is made and entered into between

SHELTAR 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

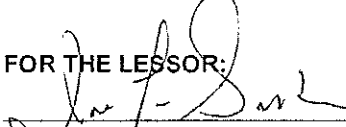
To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

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

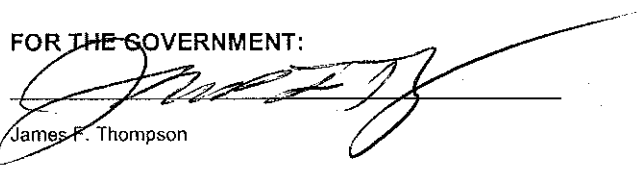
subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA. The commencement date of this Lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Lease Amendment upon substantial completion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

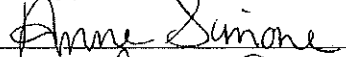
FOR THE LESSOR:


Name: Miss L. Smith
Title: Director of Property & Leasing
Date: 4/6/12

FOR THE GOVERNMENT:


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

WITNESSED BY:


Name: Anne Simone
Title: Leasing Administrator
Date: 4/6/12

SECTION 1	THE PREMISES, RENT, AND OTHER TERMS	5
1.01	THE PREMISES (AUG 2011)	5
1.02	EXPRESS APPURTENANT RIGHTS (AUG 2011)	5
1.03	RENT AND OTHER CONSIDERATION (AUG 2011)	5
1.04	INTENTIONALLY DELETED	5
1.05	TERMINATION RIGHTS (AUG 2011)	5
1.06	INTENTIONALLY DELETED	5
1.07	DOCUMENTS INCORPORATED BY REFERENCE (SEPT 2011)	6
1.08	INTENTIONALLY DELETED	6
1.09	INTENTIONALLY DELETED	6
1.10	INTENTIONALLY DELETED	6
1.11	INTENTIONALLY DELETED	6
1.12	INTENTIONALLY DELETED	6
1.13	INTENTIONALLY DELETED	6
1.14	HOURLY OVERTIME HVAC RATES (AUG 2011)	6
1.15	24-HOUR HVAC REQUIREMENT (APR 2011)	6
1.16	ADDITIONAL BUILDING IMPROVEMENTS (AUG 2011)	6
SECTION 2	GENERAL TERMS, CONDITIONS, AND STANDARDS	7
2.01	DEFINITIONS AND GENERAL TERMS (AUG 2011)	7
2.02	AUTHORIZED REPRESENTATIVES (AUG 2011)	8
2.03	WAIVER OF RESTORATION (APR 2011)	8
2.04	INTENTIONALLY DELETED	8
2.05	CHANGE OF OWNERSHIP (APR 2011)	8
2.06	INTENTIONALLY DELETED	8
2.07	INTENTIONALLY DELETED	8
2.08	INTENTIONALLY DELETED	8
2.09	INTENTIONALLY DELETED	8
2.10	INTENTIONALLY DELETED	8
SECTION 3	CONSTRUCTION STANDARDS AND SHELL COMPONENTS	9
3.01	INTENTIONALLY DELETED	9
3.02	WORK PERFORMANCE (AUG 2011)	9
3.03	RECYCLED CONTENT PRODUCTS (COMPREHENSIVE PROCUREMENT GUIDELINES) (SEP 2000)	9
3.04	ENVIRONMENTALLY PREFERABLE BUILDING PRODUCTS AND MATERIALS (DEC 2007)	9
3.05	EXISTING FIT-OUT, SALVAGED, OR REUSED BUILDING MATERIAL (DEC 2010)	9
3.06	CONSTRUCTION WASTE MANAGEMENT (SEP 2008)	9
3.07	WOOD PRODUCTS (AUG 2008)	10
3.08	ADHESIVES AND SEALANTS (AUG 2008)	10
3.09	BUILDING SHELL REQUIREMENTS (APR 2011)	10
3.10	RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER (APR 2011)	11
3.11	QUALITY AND APPEARANCE OF BUILDING (APR 2011)	11
3.12	VESTIBULES (APR 2011)	11
3.13	MEANS OF EGRESS (AUG 2011)	11
3.14	AUTOMATIC FIRE SPRINKLER SYSTEM (AUG 2011)	11
3.15	FIRE ALARM SYSTEM (AUG 2011)	12
3.16	ENERGY INDEPENDENCE AND SECURITY ACT (DEC 2011)	12
3.17	ELEVATORS (AUG 2011)	12
3.18	INTENTIONALLY DELETED	13
3.19	INTENTIONALLY DELETED	13
3.20	DEMOLITION (AUG 2011)	13
3.21	ACCESSIBILITY (FEB 2007)	13
3.22	CEILINGS (DEC 2011)	13
3.23	EXTERIOR AND COMMON AREA DOORS AND HARDWARE (AUG 2011)*	13
3.24	DOORS: IDENTIFICATION (APR 2011)	14
3.25	WINDOWS (APR 2011)	14
3.26	PARTITIONS: GENERAL (APR 2011)	14
3.27	PARTITIONS: PERMANENT (APR 2011)	14
3.28	INSULATION: THERMAL, ACOUSTIC, AND HVAC (APR 2011)	14
3.29	WALL FINISHES (AUG 2011)	14
3.30	PAINTING (AUG 2011)	14
3.31	FLOORS AND FLOOR LOAD (AUG 2011)	15
3.32	FLOOR COVERING AND PERIMETERS (AUG 2011)*	15
3.33	MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (APR 2011)	15
3.34	BUILDING SYSTEMS (APR 2011)	15
3.35	ELECTRICAL (SEP 2011)	15
3.36	INTENTIONALLY DELETED	15
3.37	PLUMBING (APR 2011)	15
3.38	DRINKING FOUNTAINS (APR 2011)*	15

3.39	TOILET ROOMS (DEC 2011).....	16
3.40	PLUMBING FIXTURES: WATER CONSERVATION (DEC 2011).....	16
3.41	INTENTIONALLY DELETED	16
3.42	HEATING VENTILATION AND AIR CONDITIONING (APR 2011).....	16
3.43	HEATING AND AIR CONDITIONING (APR 2011).....	17
3.44	VENTILATION (AUG 2011).....	17
3.45	TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (SEP 2000)	17
3.46	INTENTIONALLY DELETED	17
3.47	LIGHTING: INTERIOR AND PARKING (DEC 2010)*.....	17
3.48	ACOUSTICAL REQUIREMENTS (SEP 2009).....	18
3.49	INTENTIONALLY DELETED	18
3.50	INTENTIONALLY DELETED	18
3.51	INTENTIONALLY DELETED	18
3.52	INTENTIONALLY DELETED	18
3.53	INDOOR AIR QUALITY DURING CONSTRUCTION (DEC 2007).....	18
3.54	INTENTIONALLY DELETED	19
SECTION 4 DESIGN, CONSTRUCTION, AND POST AWARD ACTIVITIES.....		20
4.01	SCHEDULE FOR COMPLETION OF SPACE (AUG 2011).....	20
4.02	INTENTIONALLY DELETED	20
4.03	INTENTIONALLY DELETED	20
4.04	INTENTIONALLY DELETED	20
4.05	INTENTIONALLY DELETED	20
4.06	INTENTIONALLY DELETED	20
4.07	INTENTIONALLY DELETED	20
4.08	ACCESS BY THE GOVERNMENT PRIOR TO ACCEPTANCE (APR 2011).....	20
4.09	INTENTIONALLY DELETED	20
4.10	INTENTIONALLY DELETED	20
4.11	INTENTIONALLY DELETED	20
4.12	AS-BUILT DRAWINGS (APR 2011).....	20
4.13	INTENTIONALLY DELETED	20
SECTION 5 TENANT IMPROVEMENT COMPONENTS.....		21
5.01	TENANT IMPROVEMENT REQUIREMENTS (AUG 2011)	21
5.02	INTENTIONALLY DELETED	21
5.03	INTENTIONALLY DELETED	21
5.04	INTENTIONALLY DELETED	21
5.05	DOORS: INTERIOR (AUG 2011)	21
5.06	DOORS: HARDWARE (DEC 2007)*.....	21
5.07	DOORS: IDENTIFICATION (SEP 2000).....	21
5.08	PARTITIONS: SUBDIVIDING (SEP 2009)	21
5.09	WALL FINISHES (APR 2011)	21
5.10	PAINTING (APR 2011).....	22
5.11	FLOOR COVERINGS AND PERIMETERS (AUG 2011)	22
5.12	HEATING AND AIR CONDITIONING (APR 2011)	23
5.13	INTENTIONALLY DELETED	23
5.14	TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (APR 2011).....	23
5.15	INTENTIONALLY DELETED	23
5.16	INTENTIONALLY DELETED	23
5.17	INTENTIONALLY DELETED	23
5.18	LIGHTING: INTERIOR AND PARKING (APR 2011).....	23
SECTION 6 UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM		25
6.01	PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS (AUG 2011).....	25
6.02	UTILITIES (APR 2011).....	25
6.03	INTENTIONALLY DELETED	25
6.04	UTILITY CONSUMPTION REPORTING (SEP 2011)	25
6.05	HEATING AND AIR CONDITIONING (AUG 2011).....	25
6.06	OVERTIME HVAC USAGE (AUG 2011)	25
6.07	JANITORIAL SERVICES (SEPT 2011).....	26
6.08	SELECTION OF CLEANING PRODUCTS (APR 2011).....	26
6.09	SELECTION OF PAPER PRODUCTS (APR 2011).....	26
6.10	INTENTIONALLY DELETED	26
6.11	MAINTENANCE AND TESTING OF SYSTEMS (APR 2011)	27
6.12	MAINTENANCE OF PROVIDED FINISHES (DEC 2011)	27
6.13	ASBESTOS ABATEMENT (APR 2011)	27
6.14	ONSITE LESSOR MANAGEMENT (APR 2011)	27
6.15	SCHEDULE OF PERIODIC SERVICES (APR 2011).....	27
6.16	INTENTIONALLY DELETED	27

6.17	INTENTIONALLY DELETED	28
6.18	RECYCLING (DEC 2007).....	28
6.19	RANDOLPH-SHEPPARD COMPLIANCE (APR 2011)	28
6.20	INTENTIONALLY DELETED	28
6.21	INDOOR AIR QUALITY (DEC 2007)	28
6.22	RADON IN AIR (AUG 2008).....	28
6.23	INTENTIONALLY DELETED	28
6.24	INTENTIONALLY DELETED	29
6.25	HAZARDOUS MATERIALS (OCT 1996).....	29
6.26	MOLD (AUG 2008).....	29
6.27	OCCUPANT EMERGENCY PLANS (APR 2011).....	29
6.28	INTENTIONALLY DELETED	29
SECTION 7 ADDITIONAL TERMS AND CONDITIONS.....		30

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

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 3rd 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

1.07 DOCUMENTS INCORPORATED BY REFERENCE (SEPT 2011)

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	1	A
PARKING PLAN(S)	1	B
RENTAL RATE SCHEDULE	2	C
SECURITY REQUIREMENTS	3	D
GSA FORM 3517B GENERAL CLAUSES	48	E
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	4	F

1.08 INTENTIONALLY DELETED

1.09 INTENTIONALLY DELETED

1.10 INTENTIONALLY DELETED

1.11 INTENTIONALLY DELETED

1.12 INTENTIONALLY DELETED

1.13 INTENTIONALLY DELETED

1.14 HOURLY OVERTIME HVAC RATES (AUG 2011)

The following rates shall apply in the application of the clause titled "Overtime HVAC Usage:"

\$35.00 per hour for the entire space.

1.15 24-HOUR HVAC REQUIREMENT (APR 2011)

* As of the execution of this lease, all existing conditions are acceptable for Government occupancy.

The building runs at a constant air-conditioned temperature 24 hours per day. Each tenant may adjust the temperature by three degrees. The hourly overtime HVAC rate specified above shall not apply to any portion of the premises that is required to have heating and cooling 24 hours per day at a significantly different temperature than the building constant. If 24-hour HVAC is required by the Government for any designated rooms or areas of the premises, such services shall be requested in writing, and provided by the Lessor at a rate to be negotiated should additional HVAC upgrades be required to provide 24-hours services. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the building at no additional cost.

1.16 ADDITIONAL BUILDING IMPROVEMENTS (AUG 2011)

In addition to construction of the Tenant Improvements as required in this Lease, the Lessor shall be required to complete the following additional building improvements (e.g., Fire Protection and Life Safety, Seismic, and Energy Efficiency) prior to acceptance of the Space:

- A. Replace existing floor covering with new VCT and paint walls with two coats of fresh paint to match existing in Suite 303. This work shall be completed within 60 days of execution of this lease.
- B. N/A
- C. N/A