

LEASE NO. GS-04B-61871

Streamlined Lease
GSA FORM L201B (04/11)

This Lease is made and entered into between

REFLECT CO, LLC

("the Lessor"), whose principal place of business is **925 SOUTH FEDERAL HWY, SUITE 425 BOCA RATON, FL 33432-6148** 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

450 Australian Avenue West Palm Beach, FL 33401-5008

together with rights to the use of parking and other areas as set forth herein.

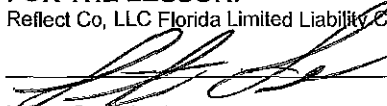
To Have and To Hold the said Premises with their appurtenances for the term beginning on September 1, 2011 through August 31, 2021

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by the General Services Administration. 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:

Reflect Co, LLC Florida Limited Liability Company


Name: Steve Levin

Title: Managing Member

Date: 9-7-2011


FOR THE GOVERNMENT:


Michael Ellis

Lease Contracting Officer

Date: 9/13/11

WITNESSED BY:


Name: Beverly Richards

Title: Lease Administrator

Date: 9-7-2011

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SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES

Unless otherwise noted, the Government accepts the leased premises and tenant improvements in their current existing condition, with the following exceptions further outlined more thoroughly in this lease. These exceptions include, but are not limited to, security improvements, National Fire Protection Association (NFPA) requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. The Lessor shall be responsible for continuing obligations for cleaning, janitorial, maintenance, repair, etc. as set forth in the lease paragraphs and attached General Clauses. The Premises are described as follows:

Office and Related Space: 7,148 rentable square feet (RSF), yielding 6,382 ANSI/BOMA Office Area (ABOA) square feet of office and related space (based upon a Common Area Factor of 12%, located on the 5th floor and known as Suite 500, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

1.02 EXPRESS APPURTENANT RIGHTS

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: 7 surface parking spaces free of charge. 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. Antennae, Satellite Dishes and Related Transmission Devices:

1.03 RENT AND OTHER CONSIDERATION

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

	Years 1 - 5		Years 6 - 10	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$166,119.52	\$23.24	\$171,552.00	\$24.00
Operating Costs	\$97,856.12	\$13.69*	\$97,856.12	\$13.69*
Full Service Rate	\$263,975.64	\$36.93	\$269,408.12	\$37.69

*Operating Rate subject to adjustments see section Operating Cost Adjustment 2.07

B. Rent is subject to adjustment based upon a physical mutual measurement of the Space upon acceptance, not to exceed 6,382 ABOA sq. ft. based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

C. Rent is subject to adjustment based upon the final Tenant Improvement cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

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.
4. 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.
5. All services, utilities maintenance required for the proper operation of the Property, the Building, and the Leased 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 shall be the responsibility of the Lessor.

1.04 BROKER COMMISSION AND COMMISSION CREDIT

1.05 TERMINATION RIGHT

The Government may terminate this Lease, in whole or in part, at any time effective after the firm term of this Lease by providing not less than 60 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 RENEWAL RIGHTS

1.07 DOCUMENTS INCORPORATED BY REFERENCE

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

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
Floor Plan(s)	1	A
GSA Form 3517B General Clauses	2	B
GSA Form 3518, Representations and Certifications	5	C

1.08 TENANT IMPROVEMENT PRICING: TI BASED ON DESIGN SCHEMATIC/DID WORKSHOP

Lessor has agreed to provide touch up painting in common areas, clean carpet through the leases premises and replace the low voltage cabling with CAT 6 cabling at no additional cost to the Government.

1.09 ~~TENANT IMPROVEMENT PRICING: DID'S PRIOR TO AWARD~~

1.10 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is **11.16%**. The percentage of occupancy is derived by dividing the total Government space of **7,148** rentable square feet by the total building space of **64,041** rentable square feet.

The Real Estate Tax Base, as defined in the Real Estate Tax Adjustment clause of the Lease is \$3.00 per rentable square foot.

1.11 OPERATING COST BASE

The parties agree that for the purpose of applying the clause titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be **\$13.69** per rentable sq. ft.

1.12 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES

In accordance with the section entitled "Adjustment for Vacant Premises" if the Government fails to occupy or vacates the entire or any portion of the Leased Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by **\$8.01** per ABOA sq. ft. of space vacated by the Government.

1.13 OVERTIME HVAC RATES

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

\$65 per hour for the entire space.

1.14 24-HOUR HVAC REQUIREMENT (APR 2011)

The Overtime Usage rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24 hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at the rate of actual consumption cost over and above eleven (11) hours per day. If such services are required they must be requested in advance in writing by the authorized GSA representative only.

1.15 ~~ADDITIONAL BUILDING IMPROVEMENTS~~