

This Lease is made and entered into between

SUNSET CENTER CORPORATION

("the Lessor"), whose principal place of business is 10300 SUNSET DRIVE, SUITE 130, MIAMI, FLORIDA 33173-3038, 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

SUNSET CENTER, 10300 SUNSET DRIVE, MIAMI, FL 33173-3012

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

To Have and To Hold the said Premises with their appurtenances for the term beginning **JANUARY 18, 2012** for Suite 255 and beginning **FEBRUARY 29, 2012** for Suite 280 and continuing through **JANUARY 13, 2017**.

subject to termination and renewal rights as may be hereinafter set forth, to be used for such purposes as determined by GSA.

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:

German Fraynd
Print Name: **GERMAN FRAYND**
Title: **PRES.**
Date: **3/1/2012**

FOR THE GOVERNMENT:

Michael S. Ellis
Michael S. Ellis
Lease Contracting Officer
Date: **3/1/12**

WITNESSED BY:

Julia Gray
Print Name: **JULIA GRAY**
Title: **PROPERTY ADMIN**
Date: **3/1/2012**

SECTION 1	THE PREMISES, RENT, AND OTHER TERMS	4
1.01	THE PREMISES (SUCCEEDING) (SEPT 2011)	4
1.02	EXPRESS APPURTENANT RIGHTS (SEPT 2011)	4
1.03	RENT AND OTHER CONSIDERATION (SUCCEEDING) (SEPT 2011)	4
1.04	INTENTIONALLY DELETED	5
1.05	TERMINATION RIGHTS (SUCCEEDING) (SEP 2011)	5
1.06	INTENTIONALLY DELETED	5
1.07	DOCUMENTS INCORPORATED BY REFERENCE (SEPT 2011)	5
1.08	TENANT IMPROVEMENT RENTAL ADJUSTMENT (SUCCEEDING) (SEPT 2011)	5
1.09	PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (SEPT 2011)	5
1.10	OPERATING COST BASE (SEPT 2011)	5
1.11	RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEPT 2011)	5
1.12	HOURLY OVERTIME HVAC RATES (SEPT 2011)	5
1.13	24-HOUR HVAC REQUIREMENT (APR 2011)	5
1.14	INTENTIONALLY DELETED	5
SECTION 2	GENERAL TERMS, CONDITIONS AND STANDARDS	6
2.01	DEFINITIONS AND GENERAL TERMS (SEPT 2011)	6
2.02	AUTHORIZED REPRESENTATIVES (SEPT 2011)	6
2.03	WAIVER OF RESTORATION (APR 2011)	6
2.04	INTENTIONALLY DELETED	7
2.05	CHANGE OF OWNERSHIP (APR 2011)	7
2.06	REAL ESTATE TAX ADJUSTMENT (SEPT 2011)	7
2.07	ADJUSTMENT FOR VACANT PREMISES (APR 2011)	9
2.08	OPERATING COSTS ADJUSTMENT (APR 2011)	9
SECTION 3	CONSTRUCTION STANDARDS AND SHELL COMPONENTS	10
3.01	WORK PERFORMANCE (SEPT 2011)	10
3.02	RECYCLED CONTENT PRODUCTS (COMPREHENSIVE PROCUREMENT GUIDELINES) (SEP 2000)	10
3.03	BUILDING SHELL REQUIREMENTS (APR 2011)	10
3.04	ENVIRONMENTALLY PREFERABLE BUILDING PRODUCTS AND MATERIALS (DEC 2007)	10
3.05	CONSTRUCTION WASTE MANAGEMENT (SEP 2011)	10
3.06	RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER (SUCCEEDING) (APR 2011)	11
3.07	QUALITY AND APPEARANCE OF BUILDING (SUCCEEDING) (SEPT 2011)	11
3.08	VESTIBULES (SUCCEEDING) (APR 2011)	11
3.09	INTENTIONALLY DELETED	11
3.10	AUTOMATIC FIRE SPRINKLER SYSTEM (SEPT 2011)	11
3.11	FIRE ALARM SYSTEM (SEPT 2011)	12
3.12	ENERGY INDEPENDENCE AND SECURITY ACT (DEC 2011)	12
3.13	ELEVATORS (SEPT 2011)	12
3.14	BUILDING DIRECTORY (APR 2011)	13
3.15	INTENTIONALLY DELETED	13
3.16	DEMOLITION (SUCCEEDING) (SEPT 2011)	13
3.17	ACCESSIBILITY (FEB 2007)	13
3.18	CEILINGS (SUCCEEDING) (DEC 2011)	13
3.19	EXTERIOR AND COMMON AREA DOORS AND HARDWARE (SUCCEEDING) (SEPT 2011)	13
3.20	DOORS: IDENTIFICATION (APR 2011)	14
3.21	WINDOWS (SUCCEEDING) (SEPT 2011)	14
3.22	PARTITIONS: GENERAL (APR 2011)	14
3.23	PARTITIONS: PERMANENT (APR 2011)	14
3.24	INSULATION: THERMAL, ACOUSTIC, AND HVAC (APR 2011)	14
3.25	WALL FINISHES (SEPT 2011)	14
3.26	PAINTING (SEPT 2011)	14
3.27	FLOORS AND FLOOR LOAD (SEPT 2011)	14
3.28	FLOOR COVERING AND PERIMETERS (SEPT 2011)	15
3.29	MECHANICAL, ELECTRICAL PLUMBING: GENERAL (APR 2011)	15
3.30	BUILDING SYSTEMS (APR 2011)	15
3.31	ELECTRICAL (SEPT 2011)	15
3.32	INTENTIONALLY DELETED	15
3.33	DRINKING FOUNTAINS (APR 2011)	15
3.34	TOILET ROOMS (DEC 2011)	15
3.35	PLUMBING FIXTURES: WATER CONSERVATION (DEC 2011)	16
3.36	JANITOR CLOSETS (SUCCEEDING) (SEPT 2011)	16
3.37	HEATING VENTILATION AND AIR CONDITIONING (APR 2011)	16
3.38	HEATING AND AIR CONDITIONING (APR 2011)	16
3.39	VENTILATION (SEPT 2011)	17
3.40	TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (SUCCEEDING) (SEPT 2011)	17
3.41	TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (AUG 2008)	17
3.42	LIGHTING: INTERIOR AND PARKING (SUCCEEDING) (SEPT 2011)	17
3.43	ACOUSTICAL REQUIREMENTS (SEP 2009)	18
3.44	INDOOR AIR QUALITY DURING CONSTRUCTION (DEC 2007)	18
3.45	SYSTEMS COMMISSIONING (SUCCEEDING) (SEPT 2011)	19
3.46	INTENTIONALLY DELETED	19

SECTION 4 DESIGN, CONSTRUCTION, AND POST AWARD ACTIVITIES	20
4.01 INTENTIONALLY DELETED	20
4.02 AS-BUILT DRAWINGS (APR 2011)	20
SECTION 5 TENANT IMPROVEMENT COMPONENTS	21
5.01 TENANT IMPROVEMENT (TI) REQUIREMENTS (SEPT 2011)	21
5.02 INTENTIONALLY DELETED	21
5.03 DOORS: INTERIOR (SUCCEEDING) (SEPT 2011)	21
5.04 DOORS: HARDWARE (SUCCEEDING) (SEPT 2011)	21
5.05 PARTITIONS: SUBDIVIDING (SUCCEEDING) (SEPT 2011)	21
5.06 WALL FINISHES (SUCCEEDING) (SEPT 2011)	21
5.07 INTENTIONALLY DELETED	21
5.08 FLOOR COVERINGS AND PERIMETERS (SUCCEEDING) (SEPT 2011)	22
5.09 HEATING AND AIR CONDITIONING (SUCCEEDING) (SEPT 2011)	23
5.10 ELECTRICAL: DISTRIBUTION (SUCCEEDING) (SEPT 2011)	23
5.11 LIGHTING: INTERIOR AND PARKING (SUCCEEDING) (SEPT 2011)	23
SECTION 6 UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM	24
6.01 PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS (SEPT 2011)	24
6.02 UTILITIES (APR 2011)	24
6.03 INTENTIONALLY DELETED	24
6.04 UTILITY CONSUMPTION REPORTING (SEP 2011)	24
6.05 HEATING AND AIR CONDITIONING (SEPT 2011)	24
6.06 OVERTIME HVAC USAGE (SEPT 2011)	24
6.07 JANITORIAL SERVICES (SEPT 2011)	25
6.08 SELECTION OF CLEANING PRODUCTS (APR 2011)	25
6.09 SELECTION OF PAPER PRODUCTS (APR 2011)	25
6.10 INTENTIONALLY DELETED	26
6.11 MAINTENANCE AND TESTING OF SYSTEMS (APR 2011)	26
6.12 MAINTENANCE OF PROVIDED FINISHES (DEC 2011)	26
6.13 ASBESTOS ABATEMENT (APR 2011)	26
6.14 ONSITE LESSOR MANAGEMENT (APR 2011)	26
6.15 SCHEDULE OF PERIODIC SERVICES (APR 2011)	26
6.16 INTENTIONALLY DELETED	26
6.17 INTENTIONALLY DELETED	26
6.18 RECYCLING (DEC 2007)	26
6.19 INTENTIONALLY DELETED	27
6.20 INTENTIONALLY DELETED	27
6.21 INDOOR AIR QUALITY (DEC 2007)	27
6.22 RADON IN AIR (SUCCEEDING) (SEPT 2011)	27
6.23 INTENTIONALLY DELETED	28
6.24 HAZARDOUS MATERIALS (OCT 1998)	28
6.25 MOLD (AUG 2008)	28
6.26 OCCUPANT EMERGENCY PLANS (APR 2011)	29
6.27 INTENTIONALLY DELETED	29
SECTION 7 ADDITIONAL TERMS AND CONDITIONS	30
1. GENERAL REQUIREMENTS (NOV 2005)	30
2. [REDACTED] REQUIREMENTS (NOV 2005) (BUILDING SPECIFIC)	31
3. EMERGENCY POWER TO CRITICAL SYSTEMS (BUILDING SPECIFIC) (NOV 2005)	31
4. POSTING OF GOVERNMENT RULES AND REGULATIONS (PERMISSION—ALLOW THE INSTALLATION OF GOVERNMENT SUPPLIED EQUIPMENT/BUILDING SPECIFIC) (NOV 2005)	31
5. TEMPORARY SECURITY UPGRADE DUE TO IMMEDIATE THREAT (PERMISSION—ALLOW THE INSTALLATION OF GOVERNMENT SUPPLIED EQUIPMENT /BUILDING SPECIFIC) (NOV 2005)	31
6. ADDITIONAL SECURITY MEASURES AS DETERMINED BY THE GOVERNMENT (PERMISSION—ALLOW THE INSTALLATION OF GOVERNMENT SUPPLIED EQUIPMENT /BUILDING SPECIFIC) (NOV 2005)	31
7. ENTRY SECURITY: [REDACTED] (PERMISSION—ALLOW THE INSTALLATION OF GOVERNMENT SUPPLIED EQUIPMENT/TENANT IMPROVEMENT) (NOV 2005)	31
8. [REDACTED] (PERMISSION—ALLOW THE INSTALLATION OF GOVERNMENT SUPPLIED EQUIPMENT/TENANT IMPROVEMENT) (NOV 2005)	31
9. [REDACTED] (PERMISSION—ALLOW THE INSTALLATION OF GOVERNMENT SUPPLIED EQUIPMENT /TENANT IMPROVEMENT) (NOV 2005)	31
10. [REDACTED] (PERMISSION—ALLOW THE INSTALLATION OF GOVERNMENT SUPPLIED EQUIPMENT / TENANT IMPROVEMENT) (NOV 2005)	31
11. [REDACTED] (PERMISSION—ALLOW THE INSTALLATION OF GOVERNMENT SUPPLIED EQUIPMENT/TENANT IMPROVEMENT) (NOV 2005)	31
12. [REDACTED] M (TENANT IMPROVEMENT) (NOV 2005)	32
13. [REDACTED] (TENANT IMPROVEMENT) (NOV 2005)	32
14. PARKING SECURITY REQUIREMENTS (NOV 2005)	32

SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES (SUCCEEDING) (SEPT 2011)

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. Those exceptions include, but are not limited to, security improvements, Fire Protection and Life Safety requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. Additionally, the Lessor shall provide new carpet and paint in Suite 260 at no cost to the Government. 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: 4,448 rentable square feet (RSF), yielding 3,868 ANSI/ABOMA Office Area (ABOA) square feet of office and related space based upon a Common Area Factor of 1.16%, located on the 2nd floor(s) and known as Suite(s) 255 and 260, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.

1.02 EXPRESS APPURTENANT RIGHTS (SEPT 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:** Three (3) parking spaces as depicted on the plan attached hereto as Exhibit B of which three (3) shall be 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.

1.03 RENT AND OTHER CONSIDERATION (SUCCEEDING) (SEPT 2011)

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

Term: January 16, 2012 – February 28, 2012						
	Suite 255 3,988 RSF/3,468 ABOA SF			TOTAL 3,988 RSF/3,468 ABOA SF		
	Annual Rent	Annual Rate/RSF		Annual Rent	Annual Rate/RSF	
Shell Rental Rate	\$49,610.72	\$12.44		\$49,610.72	\$12.44	
Operating Costs	\$20,197.02	\$5.06		\$20,197.02	\$5.06	
Total Annual Rent	\$69,807.74	\$17.50		\$69,807.74	\$17.50	
Term: February 29, 2012 – January 15, 2017						
	Suite 255 3,988 RSF/3,468 ABOA SF		Suite 260 460 RSF/400 ABOA SF		TOTAL 4,448 RSF/3,868 ABOA SF	
	Annual Rent	Annual Rate/RSF	Annual Rent	Annual Rate/RSF	Annual Rent	Annual Rate/RSF
Shell Rental Rate	\$49,610.72	\$12.44	\$5,722.40	\$12.44	\$55,333.12	\$12.44
Operating Costs	\$20,197.02	\$5.06	\$2,329.65	\$5.06	\$22,526.67	\$5.06
Total Annual Rent	\$69,807.74	\$17.50	\$8,052.05	\$17.50	\$77,859.79	\$17.50

B. 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.

C. 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.

D. 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.

E. THIS PARAGRAPH WAS INTENTIONALLY DELETED

1.04 INTENTIONALLY DELETED

1.05 TERMINATION RIGHTS (SUCCEEDING) (SEP 2011)

The Government may terminate this Lease, in whole or in parts, at any time effective after JANUARY 15, 2014 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 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)	2	A
PARKING PLAN(S)	1	B
GSA FORM 3517B GENERAL CLAUSES	48	C
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	4	D

1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (SUCCEEDING) (SEPT 2011)

The Government shall have the right to make lump sum payments for any or all work covered by the Tenant Improvement (TI) scope. That portion of the rental payments attributable to amortization of the TIs shall be reduced accordingly. At any time after occupancy and during the firm term of the Lease, the Government, at its sole discretion, may choose to pay lump sum for any part or all of the remaining principal balance of the TIs. If the Government elects to make a lump sum payment for the TIs after occupancy, the payment by the Government will result in a decrease in the rent according to the amortization rate over the remaining firm term of the Lease.

1.09 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (SEPT 2011)

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 3.9 percent. The percentage of occupancy is derived by dividing the total Government space of 4,4481 RSF by the total building space of 113,882 rentable square feet.

1.10 OPERATING COST BASE (SEPT 2011)

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 \$22,526.67/annum (5.064449/RSF).

1.11 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEPT 2011)

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 \$2.30 per ABOA sq. ft. of space vacated by the Government.

1.12 HOURLY OVERTIME HVAC RATES (SEPT 2011)

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

\$ 10.00 per hour for the entire space.

1.13 24-HOUR HVAC REQUIREMENT (APR 2011)

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. 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 an annual rate of \$0.00 per ABOA sq. ft. of the area receiving the 24-hour HVAC. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants at no additional charge

1.14 INTENTIONALLY DELETED