

U.S. GOVERNMENT LEASE FOR REAL PROPERTY
(Short Form)

1. LEASE NUMBER
GS-04B-61158

PART I - SOLICITATION/DESCRIPTION OF REQUIREMENTS (To be completed by Government)

A. REQUIREMENTS

The Government of the United States of America is seeking to lease approximately 1,000 rentable square feet warehouse space located at 11215 St. Johns Industrial Blvd, N, Unit 13, Jacksonville, FL 32246-8499 for a term of ten (10) years, Five (5) years firm. The lease will commence effective July 1, 2012, through June 30, 2022, with termination rights effective July 1, 2017.

OFFERS ARE DUE ON OR BEFORE 4:00 PM EASTERN STANDARD TIME: August 5, 2011.

B. STANDARD CONDITIONS AND REQUIREMENTS

The following standard conditions and requirements shall apply to any premises offered for lease to the UNITED STATES OF AMERICA (hereinafter called the GOVERNMENT):

Space offered must be in a quality building of sound and substantial construction, either a new, modern building or one that has undergone restoration or rehabilitation for the intended use.

The Lessor shall maintain and operate the building in conformance with all applicable current (as of the date of this solicitation) codes and ordinances. Below-grade space to be occupied by the Government and all areas in a building referred to as "hazardous areas" in National Fire Protection Association Standard 101, or any successor standard thereto, must be protected by an automatic sprinkler system or an equivalent level of safety. A minimum of two separate stairways shall be provided for each floor of Government occupancy. Scissor stairs will be counted as one stairway. If offered space is 3 or more stories above grade, additional egress and fire alarm requirements may apply.

The Building and the leased space shall be accessible to the handicapped in accordance with the Americans With Disabilities Act Accessibility Guidelines (36 CFR Part 36, App. A) and the Uniform Federal Accessibility Standards (41 CFR 101-19.6, App. A). Where standards conflict, the more stringent shall apply.

The leased space shall be free of all asbestos containing materials, except undamaged asbestos flooring in the space or undamaged boiler or pipe insulation outside the space, in which case an asbestos management program conforming to Environmental Protection Agency guidance shall be implemented. The space shall be free of other hazardous materials according to applicable Federal, State, and local environmental regulations.

Services, utilities, and maintenance will be provided as needed by the Lessor, extending from 7:00 a.m. to 5:00 p.m. everyday except Federal holidays. The Government shall have access to the leased space at all times, including the use of electrical services, toilets, lights, elevators, and Government office machines without additional payment.

2. SERVICES AND UTILITIES (To be provided by Lessor as part of rent)

XX HEAT	XX TRASH REMOVAL	— ELEVATOR SERVICE	XX INITIAL & REPLACEMENT LAMPS, TUBES & BALLASTS	OTHER (Specify below)
XX ELECTRICITY	— CHILLED DRINKING WATER	XX WINDOW WASHING Frequency <u>annually if applicable</u>	XX PAINTING FREQUENCY Space: <u>upon effective date of new lease and every after 5 years thereafter.</u>	
XXPOWER (Special Equip.)	XX AIR CONDITIONING	XX CARPET CLEANING Frequency <u>see attached if applicable</u>		
XX WATER (Hot & Cold)	XX TOILET SUPPLIES			
XX SNOW REMOVAL	XX JANITORIAL SERV. & SUPP.			

3. OTHER REQUIREMENTS:

NOTE: All offers are subject to the terms and conditions outlined above, and elsewhere in this solicitation, including the Government's General Clauses and Representations and Certifications.

4. BASIS OF AWARD

X THE ACCEPTABLE OFFER WITH THE LOWEST PRICE PER SQUARE FOOT, ACCORDING TO THE ANSI/BOMA Z65.1-1996 DEFINITION FOR BOMA USABLE OFFICE AREA, WHICH MEANS "THE AREA WHERE A TENANT NORMALLY HOUSES PERSONNEL AND/OR FURNITURE, FOR WHICH A MEASUREMENT IS TO BE COMPUTED."

PART II - OFFER (To be completed by Offeror/Owner)

A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT

5. NAME AND ADDRESS OF BUILDING (Include ZIP Code)
11215 St. Johns Industrial Blvd, N, Unit 13,
Jacksonville, FL 32246-8499

FLOORS:

One

6. LOCATION(S) IN BUILDING

b. ROOM NUMBER(S)

Three

c. RENTABLE SQ. FT.

1,000

d. TYPE

GENERAL OFFICE

OTHER: Hangar

XX WAREHOUSE

0 PARKING SPACES

(Employee Lot)

B. TERM

To have and to hold, for the term commencing on July 1, 2012, and continuing through June 30, 2022, for a term of 10-years/5 years firm. Termination rights effective July 1, 2017, upon 60-days written notice to the Lessor.

C. RENTAL

Rent shall be payable in arrears and will be due on the first workday of each month. When the date for commencement of the lease falls after the 15th day of the month, the initial rental payment shall be due on the first workday of the second month following the commencement date. Rent for a period of less than a month shall be prorated.

7. AMOUNT OF ANNUAL RENT

1st 5 years: \$13,860

2nd 5 years: \$ 15,960

9. MAKE CHECKS PAYABLE TO (Name and address)

St. Johns Professional Centre LLC

711 W. Indiantown Rd #A-3

Jupiter, FL 33488-7558

8. RATE PER MONTH

\$ 1,155.00 (1st 5 years)

\$ 1,330.00 (2nd 5 years)

10a. NAME AND ADDRESS OF OWNER (Include ZIP code. If requested by the Government and the owner is a partnership or joint venture, list all General Partners, using a separate sheet, if necessary.)

Robert G. Morvillo

10b. TELEPHONE NUMBER OF OWNER

11. TYPE OF INTEREST IN PROPERTY OF PERSON SIGNING

XX OWNER

XX AUTHORIZED AGENT

OTHER (Specify)

12. NAME OF OWNER OR AUTHORIZED AGENT

13. TITLE OF PERSON SIGNING

Managing Member

14. SIGNATURE OF OWNER OR AUTHORIZED AGENT

15. DATE

7-29-11

16. OFFER REMAINS OPEN UNTIL 4:30 P.M.

(Date)

PART III - AWARD (To be completed by Government)

Your offer is hereby accepted. This award consummates the lease which consists of the following documents: (a) this GSA Form 3626, (b) Representations and Certifications, (c) the Government's General Clauses, and (d) the following changes or additions made or agreed to by you:

THIS DOCUMENT IS NOT BINDING ON THE GOVERNMENT OF THE UNITED STATES OF AMERICA UNLESS SIGNED BELOW BY AUTHORIZED CONTRACTING OFFICER.

17a. NAME OF CONTRACTING OFFICER (Type or Print)

Quo Vadis Green

17b. SIGNATURE OF CONTRACTING OFFICER

Quo Vadis Green

17c. DATE

6/26/12