

U.S. GOVERNMENT LEASE FOR REAL PROPERTY

DATE OF LEASE

LEASE NO.

GS-04B-61839

THIS LEASE, made and entered into this date by and between WEST FORSYTH FINANCIAL ASSOCIATES, LLC

Whose address is 200 West Forsyth St.
SUITE 1730
JACKSONVILLE, FL 32202-4349

And whose interest in the property hereinafter described is that of **OWNER**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:
 - * A total of 4,795 rentable square feet (RSF) of office and related space, which yields 4,134 ANSI/BOMA Office Area square feet (USF) of space at BB&T BUILDING, 200 WEST FORSYTH ST, JACKSONVILLE, FL 32202-4349.
 - * 6 surface parking spaces are excluded from the rent and paid separately at a cost of \$9,720 per annum.
 - * The common area factor for the leased premises occupied by the Government is established as 1.16 (see "Common Area Factor" paragraph of the lease).
 - * The leased premises occupied by the Government for real estate tax adjustments is established as 1.98% (see also "Percentage Occupancy" paragraph of the lease).
2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term of 10 years beginning upon the substantial completion of the space, and acceptance by the Government as satisfactorily complete. The commencement date of this lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Supplemental Lease Agreement upon substantial completion and acceptance of the space by the Government.
3. The Government shall pay the Lessor annual rent of \$119,875.00 (\$25.00/RSF - \$29.00/USF) at the rate of \$9,989.58 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

West Forsyth Financial Associates, LLC
200 West Forsyth St. Ste. 1730
Jacksonville, FL 32202-4349
4. The Government may terminate this lease in whole or in part at any time on or after February 1, 2016, by giving at least 120 days' notice in writing to the Lessor, and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE

WEST FORSYTH FINANCIAL ASSOCIATES, LLC

SEE FOLLOWING PAGES

NAME OF SIGNER

ADDRESS

IN THE PRESENCE OF (SIGNATURE)

NAME OF SIGNER

UNITED STATES OF AMERICA

SIGNATURE

Ben Vadi's Green

NAME OF SIGNER

Ben Vadi's Green
Contracting Officer

AUTHORIZED FOR LOCAL REPRODUCTION
Previous edition is not usable

STANDARD FORM 2 (REV. 12/2006)

Signed, sealed and delivered in the presence of:

Melynda Belby
Print Name: Melynda Belby

Kim Eatin
Print Name: Kim Eatin

Signed, sealed and delivered in the presence of:

Melynda Belby
Print Name: Melynda Belby

Kim Eatin
Print Name: Kim Eatin

Signed, sealed and delivered in the presence of:

Melynda Belby
Print Name: Melynda Belby

Kim Eatin
Print Name: Kim Eatin

LESSOR:

Pepperwood West Forsyth, LLC, a
Delaware limited liability company

By: PWF Managing Co., LLC, a
Delaware limited liability company,
its Manager

By: [Signature]
Name: Robert S. Friedman
Vice President Vice President

West Forsyth Financial Associates, LLC,
a Virginia limited liability company

By: West Forsyth Managing Co., LLC, a
Delaware limited liability company,
its Manager

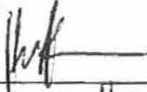
By: [Signature]
Name: Robert S. Friedman
Vice President Vice President


Riverside West Forsyth, LLC, a
Delaware limited liability company

By: RWF Managing Co., LLC, a
Delaware limited liability company,
its Manager


By: [Signature]
Name: Robert S. Friedman
Vice President Vice President

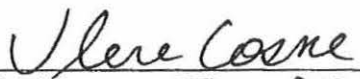
Signed, sealed and delivered in the
presence of:


Print Name: Ilene Cosme


Print Name: Ilene Cosme


Signed, sealed and delivered in the
presence of:


Print Name: Ilene Cosme


Print Name: Ilene Cosme

Reads West Forsyth, LLC, a
Delaware limited liability company


By: Reads Venture Co., LLC, a
New York limited liability company,
its sole Member

By: 
Name: Sheri Shulman
Title: Vice President

Sendar (Garage) West Forsyth, LLC, a
Delaware limited liability company

By: Sendar Jacksonville (Garage) LLC,
a Delaware limited liability company
its sole Member

By: Sendar Development Co. LLC,
a New York limited liability company
its sole member

By: 
Name: Sheri Shulman

Title: Vice President

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5. The Lessor shall furnish to the Government, as part to the rental consideration, the following:
Those tenant improvements, facilities, services, supplies, utilities, and maintenance in accordance with SFO 0FL2091.
 6. The following are attached and made a part hereof:
 - A. Standard Form 2 continuation;
 - B. Schedule of Rent Components;
 - C. Solicitation for Offers 0FL2091;
 - D. GSA Form 3517 entitled GENERAL CLAUSES (Rev. 11/05), ;
 - E. GSA Form 3518 entitled REPRESENTATIONS AND CERTIFICATIONS (Rev. 1/07;
 7. In accordance with the SFO paragraph entitled Operating Costs Base, the base is established as \$6.76 per RSF (\$32,414.20 per annum).
 8. In accordance with the SFO paragraph entitled Adjustment for Vacant Premises, the adjustment is established as \$n/a per USF for vacant space (rental reduction). NO ADJUSTMENT
 9. In accordance with the SFO Paragraph entitled Overtime Usage, the rate for overtime usage is established as \$55.00 per hour.

INITIALS:

LESSOR

&

GOVT

SCHEDULE OF RENT COMPONENTS

Term	RSF/ABOA	Base Rent	*Operating Rent	Rate RSF/ABOA	Monthly	Annual
2/1/11-1/31/16	4,795/4,134	\$87,460.80	\$32,414.20	\$25/\$29	\$9,989.58	\$119,875.00
2/1/16-1/31/21	4,795/4,134	\$101,414.25	\$32,414.20	\$27.91/\$32.37	\$11,152.37	\$133,828.45

*Subject to annual CPI escalations.

INITIALS:


LESSOR

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GOVT