

This Lease is made and entered into between

AOA FLEXX, LLC

("the Lessor"), whose principal place of business is 1400 NW 107th Avenue, Floor 5, Doral, FL, 33172-2746, 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

2164/2106/2206 NW 82nd Avenue, Miami, FL 33143-1507

and more fully described in Section 1 and Attachment A, 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, 2016

(a period of 5 Years, 2 Years Firm), 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.

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:

AOA Flexx, LLC a Delaware limited liability company

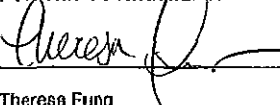
By: Adler Office Associates, Ltd, a Florida limited partnership, its Managing Member

Name: By: Adler Office Associates, Inc. a Florida corporation
its General Partner

Title:

Date:

FOR THE GOVERNMENT:


Theresa Fung

Lease Contracting Officer

Date: 9/8/11

WITNESSED BY:

Name:

Title:

Date:

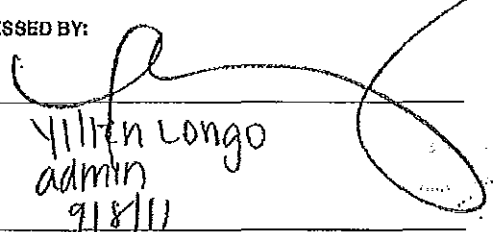

Yllien Longo
admin
9/8/11

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SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES—SUPERSEDING (APR 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 solicitation. 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 in the below Lease Contract paragraphs and attached General Clauses.

The Premises are described as follows:

Office and Related Space: 5,100 rentable square feet (RSF), yielding 5,100 ANSI/BOMA Office Area (ABOA) square feet (sq. ft.) of warehouse, office, and related space located at the Building, as depicted on the floor plan(s) attached hereto as Attachment A.

1.02 EXPRESS APPURTENANT RIGHTS (APR 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:** 7 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. **Antennae, Satellite Dishes and Related Transmission Devices:** Space located on the roof of the Building sufficient in size for the installation and placement of the telecommunications equipment as such may be described herein, together with the right to access the roof and use of, all building areas (e.g., chases, plenums) necessary for the use, operation and maintenance of such equipment at all times during the term of this Lease.

1.03 RENT AND OTHER CONSIDERATION—SUPERSEDING (APR 2011)

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

	YEARS 1 - 5	
	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	\$36,006.00	\$ 7.06
OPERATING RENTAL RATE	\$25,104.00	\$ 4.94
TENANT IMPROVEMENTS (TI) RENTAL RATE	\$ 0.00	\$ 0.00
FULL SERVICE RATE	\$61,200.00	\$12.00

- 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.
 - 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.

1.04 BROKER COMMISSION AND COMMISSION CREDIT (APR 2014)

1.05 TERMINATION RIGHT (APR 2011)

The Government may terminate this Lease, in whole or in part, at any time effective after, August 31, 2013, the firm term of this Lease by providing not less than 90 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 (APR 2011)

1.07 DOCUMENTS INCORPORATED BY REFERENCE

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

DOCUMENT NAME	NO. OF PAGES	ATTACHMENT
FLOOR PLAN	1	A
AGENCY SPECIFIC REQUIREMENTS	4	B
GSA FORM 3517 GENERAL CLAUSES	2	C
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	7	D

1.08 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (APR 2011)

1.09 OVERTIME HVAC RATES (APR 2011)

1.10 24-HOUR HVAC REQUIREMENT (APR 2011)

1.11 ADDITIONAL BUILDING IMPROVEMENTS (APR 2011)

In accordance with Paragraph 4.01.B "Construction of TIs and completion of other required construction work" and Section 6 of the Lease, the Lessor shall provide the following building improvements, at no additional cost to the Government:

- a. Re-paint and re-carpet existing office space
- b. Repair small drywall damage in warehouse section of space
- c. Add hot water supply to restroom closest to conference room