

LEASE NO. GS-04B-62329

Succeeding/Superseding Lease
GSA FORM L202 (6/12)

INSTRUCTIONS TO OFFERORS: Do not attempt to complete this lease form (GSA Lease Form L202). Upon selection for award, GSA will transcribe the successful Offeror's final offered rent and other price data included on the lease proposal form (GSA Lease Proposal Form 1364-S, hereinafter Lease Proposal Form) into a Lease Form, and transmit the completed Lease Form, together with appropriate attachments, to the successful Offeror for execution.

This Lease is made and entered into between

Center Legacy LLC

(Lessor), whose principal place of business is Suite 1600 Alhambra Plaza Coral Gables FL 33134, and whose interest in the Property described herein is that of Fee Owner, and The United States of America (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:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at:

The Center Building 7825 Baymeadows Way Jacksonville FL, 32256

and more fully described in Section 1 and Exhibit 1, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning either upon **November 01, 2012** or upon acceptance of the Premises as required by this Lease, whichever is later, and continuing for a period of

10 Years, 5 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination and renewal rights, shall be more specifically 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:

Center Legacy LLC

Dale E. Graham
Name: DALE E. GRAHAM

Title: Manager

Date: 1/30/13

FOR THE GOVERNMENT:

James Thompson
James Thompson

Lease Contracting Officer

General Services Administration, Public Buildings Service

Date: 2/20/13

WITNESSED FOR THE LESSOR BY:

Leonely Valdes
Name: Leonely Valdes
Title: Accounting Manager
Date: 1/30/13

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

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SECTION 1 THE PREMISES, RENT, AND OTHER TERMS**1.01 THE PREMISES (SUCCEEDING) (JUN 2012)**

Unless otherwise noted, the Government accepts the Premises and tenant improvements in their existing condition, except where specifications or standards are contained elsewhere in this Lease. These standards include security improvements, Fire Protection and Life Safety requirements, ABAAS compliance, as well as compliance with all local codes and ordinances. Such acceptance by the Government of existing Premises shall not relieve Lessor of 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:

A. **Office and Related Space:** A fully serviced lease consisting of **16,256** rentable square feet (RSF), yielding **16,256** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **1st** floor(s) of the Building, as depicted on the floor plan(s) attached hereto as Exhibit 01 with the **██████████** occupying Suite 100-B Floor 1 & the **██████████** occupying Suite 120-B Floor 1.

B. **Common Area Factor:** The Common Area Factor (CAF) is established as **1.00** percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

1.02 EXPRESS APPURTENANT RIGHTS (JUN 2012)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41 CFR, Part 102-74, Subpart C within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use the following:

A. **Parking:** **6** reserved parking spaces as depicted on the plan attached hereto as Exhibit 02, reserved for the exclusive use of the Government, of which **00** shall be structured/inside parking spaces, and **6** shall be surface/outside parking spaces. In addition, Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property.

B. **Antennas, 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 (JUN 2012)

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$214,091.00	\$339,262.72
TENANT IMPROVEMENTS RENT ^{2*}	**\$150,000.00	\$ 0.00
OPERATING COSTS ³	\$ 78,545.00	\$ 78,545.00
BUILDING SPECIFIC SECURITY ⁴	\$ 0.00	\$ 0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$ 292,636.52	\$ 417,807.72

¹Shell rent (Firm Term) calculation: \$13.17 per RSF multiplied by 16,256 ABOA/RSF

^{2*}Effective upon execution of the lease by the Government rent will commence for shell in the amount of \$214,091.00 and operating in the amount of \$78,545.00. All TI costs will begin no later than 1 year from the effective date of this lease. The Tenant Improvement Allowance of \$150,000.00, for the identified alterations, will be amortized at a rate of 10 percent per annum over 05 years (or firm term of the lease whichever is shorter), the calculation of which will begin upon Government inspection, acceptance and completion of alterations. Total annual rent reflects only Shell and Operating. TI will be added via SLA after lease commencement and completion of alterations.

³Operating Costs rent calculation: \$4.83 per RSF multiplied by 16,256 ABOA/RSF

⁴Building Specific Security Costs of \$0.00 are amortized at a rate of 0 percent per annum over 00 years

⁵Parking costs described under sub-paragraph G below.

In instances where the Lessor amortizes either the TI or Building Specific Security for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any unamortized costs beyond the Firm Term.

B. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 16,256 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517 and broken out as follows:

(b)(7)

10,475 ABOA/RSF

(b)(7)

5,781 ABOA/RSF

6 Shared () Parking Govt. at no charge

C. Rent is subject to adjustment based upon the final Tenant Improvement (TI) 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 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 (CCR) (recently changed to SAMS which can be found at [HTTPS://WWW.SAM.GOV/PORTAL/PUBLIC/SAM/](https://www.sam.gov/portal/public/sam/) to create account and register). If the payee is different from the Lessor, both payee and Lessor must be registered in CCR (SAMS).

F. 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 the paragraph entitled the Premises

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.

3. Performance or satisfaction of all other obligations set forth in this Lease; and 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. The Government shall be responsible for paying the cost of (n/a) directly to the utility provider. The Lessor shall ensure that such utilities are separately metered. The Lessor shall provide and install as part of shell rent, separate meters for utilities. Sub-meters are not acceptable. The Lessor shall furnish in writing to the LCO, prior to occupancy by the Government, a record of the meter numbers and verification that the meters measure Government usage only. Proration is not permissible. In addition, an automatic control system shall be provided to assure compliance with heating and air conditioning requirements.

G. Parking shall be provided at a rate of \$0.00 per parking space per month (Structure), and \$00.00 per parking space per month (Surface).

1.04 INTENTIONALLY DELETED

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate the space, 16,256 rsf, in whole or in part, at any time effective after October 31, 2017, 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 if cancelled in whole. Shell Rate and Operating Rate will reflect the adjusted square footage at the prevailing rate under the terms of the lease.

1.06 INTENTIONALLY DELETED

1.07 DOCUMENTS INCORPORATED IN THE LEASE (JUN 2012)

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	3	1
PARKING PLAN(S)	1	2
SECURITY REQUIREMENTS	8	3
GSA FORM 3517B GENERAL CLAUSES	46	4
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	10	5

1.08 INTENTIONALLY DELETED**1.09 INTENTIONALLY DELETED****1.10 INTENTIONALLY DELETED****1.11 OPERATING COST BASE (AUG 2011)**

The parties agree that for the purpose of applying the paragraph titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be **\$4.83** per RSF (\$78,545.00/annum).

1.12 INTENTIONALLY DELETED**1.13 INTENTIONALLY DELETED****1.14 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 **\$25.00** per ABOA SF. 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 in the Building at no additional charge.

1.15 INTENTIONALLY DELETED