

LEASE NO. GS-04B-61872**STREAMLINED LEASE
GSA FORM L201B (07/11)**

This Lease is made and entered into between

BDI PROPERTIES US, LLC("the Lessor"), whose principal place of business is **DAVID BAILEY, 2504 GARDNER CT., TAMPA, FL 33611-4775** 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

GATEWAY AT NINTH, 8950 DR. MARTIN LUTHER KING JR. STREET NORTH, ST. PETERSBURG, FL 33702-3001

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.

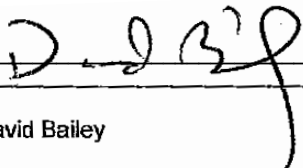
To Have and To Hold the said Premises with their appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

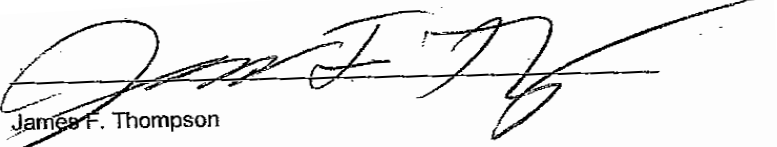
Five (5) Years (60 Months), Sixteen (16) Months Firm, beginning on MARCH 27, 2012 through MARCH 26, 2017

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. The commencement date of this lease, along with any applicable termination and renewal rights, shall more specifically be set forth in a Lease Amendment upon substantial completion and acceptance of the space by the government.

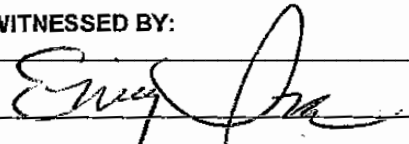
In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

FOR THE LESSOR:**FOR THE GOVERNMENT:**


 Name: David Bailey
 Title: Managing Partner
 Date: 3/23/12


 James F. Thompson
 Lease Contracting Officer
 Date: 4/11/12

WITNESSED BY:


 Name: Emily Ingerick
 Title: Director of Sales and Marketing
 Date: 3/23/12

**STREAMLINED LEASE
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SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

1.01 THE PREMISES

The Premises are described as follows:

Office and Related Space: **7,804** rentable square feet (RSF), yielding **6,850** ANSI/BOMA Office Area (ABOA) square feet of office and related space (based upon a Common Area Factor of **1.13927%**, located on the **1st** floor(s) and known as Suite(s) **150**, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit **A**.

1.02 EXPRESS APPURTENANT RIGHTS

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:

Parking: **327** parking spaces as depicted on the plan attached hereto as Exhibit B of which **65** shall be unreserved surface parking spaces available for use of the Government. 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 CONSIDERATIONS

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

	FIRM TERM Months 1 – 16 : March 27, 2012 – July 26, 2013		NON FIRM TERM Months 17-60: July 27, 2013 – March 26, 2017	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$95,599.00	\$12.25	\$110,270.50	\$14.13
Tenant Improvements Rental Rate ¹	\$31,254.13	\$4.00 ³	\$0.00	\$0.00 ³
Operating Costs	\$37,069.00	\$4.75 ⁴	\$37,069.00	\$4.75 ⁴
Building Specific Security Costs ²	\$6,678.26	\$0.86 ³	\$0.00	\$0.00 ³
Full Service Rate	\$170,600.39	\$21.86	\$147,339.50	\$18.88

¹The Tenant Improvements Allowance is amortized at a rate of **1.25** percent per annum over **16** months.

²Building Specific Security Costs are amortized at a rate of **1.25** percent per annum over **16** months.

³Rates may be rounded.

⁴The Operating Costs are subject to yearly adjustments in accordance with the clause title "Operating Costs Adjustment"

B. Rent is subject to adjustment based upon a physical mutual measurement of the Space upon acceptance, not to exceed **6,850** ABOA sq. ft. based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

C. Rent is subject to adjustment based upon the final Tenant Improvement 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 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.

F. 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



G. Parking shall be provided at a rate \$0.00 per parking space per month (Surface).

1.04 INTENTIONALLY DELETED

1.05 TERMINATION RIGHT

The Government may terminate this Lease, in whole or in part, at any time effective after the firm term of this Lease 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

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

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
Floor Plan(s)	1	A
Parking Plan(s)	1	B
GSA Form 3517B General Clauses	48	C
GSA Form 3518, Representations and Certifications	4	D

1.08 INTENTIONALLY DELETED

1.09 TENANT IMPROVEMENT PRICING BASED ON TENANT IMPROVEMENT ALLOWANCE (JUL 2011)

The Tenant Improvement Allowance for purposes of this Lease is \$6.03 per ABOA sq. ft. The Tenant Improvement Allowance is the amount that the Lessor shall make available for the Government to be used for the Tenant Improvements. This amount has been amortized in the rent over the firm term of this Lease at an interest rate of 1.25 percent per year.

A. The Government, at its sole discretion, shall make all decisions as to the use of the TI Allowance. The Government may use all or part of the Tenant Improvement Allowance. The Government may return to the Lessor any unused portion of the Tenant Improvement Allowance in exchange for a decrease in rent according to the agreed-upon amortization rate over the firm term.

B. The Government shall have the right to make lump sum payments for any or all work covered by the Tenant Improvement Allowance. That part of the Tenant Improvement Allowance amortized in the rent 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 unpaid amortized balance of the Tenant Improvement Allowance. If the Government elects to make a lump sum payment for the Tenant Improvement Allowance after occupancy, the payment of the Tenant Improvement Allowance by the Government will result in a decrease in the rent according to the amortization rate over the firm term of the Lease.

C. If it is anticipated that the Government will spend more than the allowance identified above, the Government shall have the right to either

1. Reduce the Tenant Improvement requirements.
2. Pay lump sum for the overage upon completion and acceptance of the improvements.
3. Increase the rent according to the negotiated amortization rate over the firm term of the Lease.

1.10 INTENTIONALLY DELETED

1.11 TENANT IMPROVEMENT FEE SCHEDULE

For pricing Tenant Improvement Costs as defined herein, the following rates shall apply for the initial build-out of the Space, and alterations of the Space subsequent to Acceptance:

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

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There will be no charges for architect or engineer fees for either initial build out or post-acceptance alterations. The Tenant currently occupies the space, and any anticipated tenant improvements will be cosmetic in nature, and will not require architectural or engineering services.

1.12 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE

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 11.93%. The percentage of occupancy is derived by dividing the total Government space of 7,804 rentable square feet by the total building space of 65,400 rentable square feet.

1.13 OPERATING COST BASE

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 \$4.75 per rentable sq. ft.

1.14 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES

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 \$1.47 per ABOA sq. ft. of space vacated by the Government.

1.15 OVERTIME HVAC RATES

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

\$10.00 per hour for the entire space.

1.16 INTENTIONALLY DELETED

1.17 ADDITIONAL BUILDING IMPROVEMENTS

In addition to construction of the Tenant Improvements as required in this Lease, the Lessor shall be required to complete the following additional building improvements (e.g., Fire/Life Safety, Seismic, and Energy Efficiency) prior to acceptance of the Space:

A. Amortized Security Upgrade Costs. The Lessor shall provide and install wet-glazed or mechanically attached, [REDACTED] not less than [REDACTED] in Government-occupied space in accordance with the clause titled [REDACTED] Protection Requirements."