

Sheriff Al Lamberti, as Sheriff of Broward County, FL

Unit 100

TENANT ESTOPPEL CERTIFICATE

Florida Holding 4800, LLC
c/o Gary Silberman, Esq.
Gary Silberman, P.A.
2665 S. Bayshore Drive, Suite #725
Coconut Grove, FL 33133

Re: That certain Lease Agreement by and between Lauderhill Mall Investment, LLC (or its predecessors in interest), as "Landlord" and Al Lamberti as Sheriff of Broward County (or its predecessors in interest), as "Tenant", and Amended by that certain amendment dated 03/05/10, by and between Landlord and Tenant for a 14 years and 9 months term which commenced on 11/16/00, and will terminate on 08/31/15, (the "Lease") of the premises (the "Leased Premises") containing +/- 13,200 rentable square feet of the property located at 4200 N.W. 16th Street, Suite 100, Lauderhill, FL 33313.

Gentlemen:

Tenant hereby certifies that the above description of the Lease, and the description of the Leased Premises therein demises, is a true and correct description of the same and that the Lease constitutes the only agreement between Landlord and Tenant with respect to the Leased Premises.

Tenant acknowledges that Buyer is purchasing the Leased Premises from Landlord, and Buyer will act in material reliance upon this Certificate.

Further, Tenant hereby certifies, acknowledges and agrees as follows:

1. Tenant is in possession of the Leased Premises pursuant to the terms of the Lease and has fully accepted the Leased Premises and improvements without offset.
2. There have been no amendments, modification, extension or renewals of the Lease except as discussed in the caption to the letter.
3. Tenant hereby represents and warrants to Buyer that, other than those contained in writing in the Lease, there have been no representations, warranties or covenants made by Landlord to Tenant, either oral or in writing.
4. The Lease is in full force and effect; Tenant has accepted the Lease Premises, presently occupies the same, and is paying rent on a current basis; Tenant has no set-offs, claims, or defenses to the enforcement of the Lease; and there are no periods of free rental applicable to the term of the Lease.

LANDLORD ESTOPPEL CERTIFICATE

Florida Holding 4800, LLC
c/o Gary Silberman, Esq.
Gary Silberman, P.A.
2665 S. Bayshore Drive, Suite #725
Coconut Grove, FL 33133

Re: That certain Lease Agreement by and between Lauderhill Mall Investment, LLC (or its predecessors in interest), as "Landlord" and Al Lamberti as Sheriff of Broward County (or its predecessors in interest), as "Tenant", and Amended by that certain amendment dated 03/05/10, by and between Landlord and Tenant for a 14 years and 9 months term which commenced on 11/16/00, and will terminate on 08/31/15, (the "Lease") of the premises (the "Leased Premises") containing +/- 13,200 rentable square feet of the property located at 4200 N.W. 16th Street, Suite 100, Lauderhill, FL 33313.

Gentlemen:

Landlord hereby certifies that the above description of the Lease, and the description of the Leased Premises therein demises, is a true and correct description of the same and that the Lease constitutes the only agreement between Landlord and Tenant with respect to the Leased Premises.

Landlord acknowledges that Buyer is purchasing the Leased Premises from Landlord, and Buyer will act in material reliance upon this Certificate.

Further, Landlord hereby certifies, acknowledges and agrees as follows:

1. Tenant is in possession of the Leased Premises pursuant to the terms of the Lease and has fully accepted the Leased Premises and improvements without offset.
2. There have been no amendments, modification, extension or renewals of the Lease except as discussed in the caption to the letter.
3. Landlord hereby represents and warrants to Buyer that, other than those contained in writing in the Lease, there have been no representations, warranties or covenants made by Landlord to Tenant, either oral or in writing.
4. The Lease is in full force and effect; Tenant has accepted the Lease Premises, presently occupies the same, and is paying rent on a current basis; Tenant has no set-offs, claims, or defenses to the enforcement of the Lease; and there are no periods of free rental applicable to the term of the Lease.

5. The following uncompleted tenant improvement work on the Leased Premises is required to be performed by [Tenant] [Landlord]

N/A

6. Tenant is not in default in the performance of the Lease, has not committed any breach of the Lease, no notice of default has been given to Landlord; Landlord has fulfilled all representation and warranties, and all finish work on the Leased Premises required of Landlord, and Landlord has completed all common areas and has met all minimum parking requirements of the Lease.

7. Landlord is not in default in the performance of the Lease, has not committed any breach of the Lease, no notice of default has been given to Landlord, Landlord has fulfilled all representation and warranties, and all finish work on the Leased Premises required of Landlord, and Landlord has completed all common areas and has met all minimum parking requirements of the Lease.

8. The current annual base rent is \$274,032.00 payable in equal monthly installments of \$22,836.00, together with applicable sales taxes and other expenses, on the 1st day of each month in advance.

9. Tenant's last payment of rent in the amount of \$ 91,258.84, was made on or about April 1, 2013, towards the monthly rent due for March, April, May and June 2013 under the Lease.

10. No rent has been paid by Tenant in advance under the Lease except for See #9, and Tenant has no claim of offset or credits against rentals under the Lease.

11. A security deposit of \$ N/A has been made with Landlord.

12. Pursuant to the terms of the Lease, Tenant is required to pay a prorate share of Operating Expenses, as additional rent, on the first day of each month in advance. - N/A

13. Landlord hereby acknowledges that none of the current uses of existing Tenants on the property is in violation of any restrictive covenant or exclusive use provision of its Lease.

14. Landlord acknowledges it has obtained all proper permits and variances from city, state and federal agencies necessary for Tenant's use of the Leased premises.

15. The Tenant is provided an option to renew the lease for N/A term(s), and for _____ years, commencing on _____, and expiring on _____.

16. The Lease is guaranteed by the following individuals, which Guarantees remain in full force and effect:

N/A

17. Landlord acknowledges that Landlord's interest in and to the Lease has been, or will be, assigned to a Florida limited liability company, pursuant to an Agreement for Purchase and Sale. Tenant acknowledges that its interest in the premises is subordinate to a Florida limited liability company and any future mortgage and agrees to execute any document necessary to confirm the same.

18. The agreements and certifications set forth herein are made with the knowledge and intent that the company will rely on them in purchasing the property of which the Leases Premises are a part, and the company and its successors and assigns may rely upon them for the purpose.

Please return this form at your earliest convenience to: Gary Silberman, P.A., 2665 South Bayshore Drive, Suite #725, Coconut Grove, FL 33133.

Thank you for your cooperation in this matter. Should you have any questions, please do not hesitate to contact our office.

Dated this ____ day of June, 2013.

Very truly yours,

Lauderhill Mall Investment, LLC

Name of Landlord

By: Yonatan Tzoref

Its: Manager

"Landlord"

Lauderhill Mall Investment, LLC

Name of Landlord

By: _____

Its: _____

"Landlord"

B50

12th
F/00

BUSINESS LEASE

This BUSINESS LEASE ("Lease") is entered into this 16 day of Nov., 2000, by and between: LIH Realty, L.C., a Florida limited liability company (hereinafter referred to as LANDLORD); and KENNETH C. JENNE, II, as Sheriff of Broward County, Florida (hereinafter referred to as TENANT).

WITNESSETH:

In consideration of the mutual covenants hereinafter contained, it is hereby mutually agreed by and between the Parties as follows:

1. DESCRIPTION, TERM AND RENT:

- 1.1 For the term and conditions hereinafter set forth, LANDLORD hereby leases to TENANT those certain premises consisting of approximately 13,200 square feet of the first floor of the building located at 4200 N. W. 16th Street, Lauderdale, Broward County, FL 33313 (the "Premises"). The Premises are more specifically described on Exhibit "A" hereto.
- 1.2 The term of this Lease will commence as of the date of issuance of a final certificate of occupancy for the Premises and shall continue for the period of nine years. The date of the certificate of occupancy will be the anniversary date of this Lease.
- 1.3 The TENANT further agrees to pay LANDLORD monthly rent in accordance with the schedule attached hereto as Exhibit "B." Rent shall be payable on the first day of every month, without demand to LANDLORD at 4200 N. W. 16th Street, Lauderdale, FL 33313, or at such other place as may be designated in writing by LANDLORD to TENANT. The first payment will commence on the first day of the month following the LANDLORD's obtaining of a certificate of occupancy for the Premises.
- 1.4 The TENANT further agrees to pay LANDLORD twenty thousand and no/100 (\$20,000.00) dollars within thirty (30) days after LANDLORD obtains a Certificate of Occupancy for the Premises as TENANT's contribution to the improvements described on the Scope of Work attached hereto as Exhibit "C." The parties understand and agree that this amount constitutes TENANT's sole obligation with respect to the improvements, including but not limited to renovations and architectural services needed for the renovations.
- 1.5 Tenant acknowledges that the cost of the tenant improvements in the Scope of Work described in Exhibit "C" is no more than \$72,000 and does exceed the amount of \$20,000 that is to be paid by the Tenant to Landlord as set forth in Section 1.4. Accordingly, it is the parties' agreement that in

the event that Tenant shall terminate the Lease prior to the expiration of five (5) years, Tenant shall reimburse the Landlord on a prorata basis (80% after the first year; 60% after the second year; 40% after the third year; 20% after the fourth year; and zero after the fifth year) for the complete cost expended by the Landlord in fulfilling the Scope of Work set forth in Exhibit "C," less the \$20,000.00 already paid pursuant to Section 1.4.

2. ACCESS AND PARKING FACILITIES:

LANDLORD warrants that it will provide at least 100 parking spaces at the location of the Premises and that it will provide additional parking at and access and egress to the Premises through the adjacent area of the Lauderhill Mall to accommodate TENANT's clients, employees, invitees and guests.

3. USE OF PREMISES:

TENANT may use and occupy the Premises for operation of a court facility, drug court center, and related office uses or for any lawful purpose not inconsistent with the general operations of TENANT, its various subdivisions, agencies, boards, councils, authorities, and departments. TENANT covenants that TENANT will not, without the written consent of LANDLORD, said consent not be unreasonably withheld, permit the Premises to be occupied by any person, firm, or corporation other than TENANT and its employees. TENANT further covenants that no nuisance or hazardous trade or occupation shall be permitted or carried on in or upon said Premises, no act or thing shall be permitted and no thing shall be kept in or about said Premises which will increase the risk of hazard of fire, and no waste shall be permitted or committed upon or any damage done to said Premises, and TENANT shall not use or occupy or permit the Premises to be used or occupied in any manner which will violate any laws or regulations of any governmental authority.

4. UTILITIES AND OTHER SERVICES:

The following utilities, services and expenses shall be paid by the LANDLORD: air conditioning unit maintenance; A/C filter maintenance and replacement when obsolete; electricity; janitorial services and supplies on a 5-day/week basis; water and sewer service; heat; pest Control; trash removal; and light bulb and lamp/light fixture replacement, as needed, per TENANT requirements.

5. ALTERATIONS AND IMPROVEMENTS:

Unless otherwise prohibited by the terms of this Lease, TENANT may, at its own expense, make such non-structural changes, alterations, additions and improvements to the Premises as it may deem necessary or expedient in its operation. If it is necessary, TENANT may make structural alterations or

additions with LANDLORD's written consent, and such consent will not be unreasonably withheld or delayed. All such alterations and/or new construction shall, at the sole option of TENANT, be considered personalty and remain the exclusive property of TENANT. TENANT may remove all such personalty and personal property from the premises upon the termination of this Lease; provided, however, that the Premises be restored to its original condition, normal wear and tear excepted.

6. HOLD OVER BY TENANT:

TENANT may hold over and remain in possession of the Premises after the expiration of the Lease only with the approval of the LANDLORD and shall, in no event, be deemed or construed to be a renewal or extension of this Lease but shall only operate to create a month-to-month tenancy upon the same terms and conditions as are set forth in this Lease, which may be terminated by either party at the end of any month upon thirty (30) days' prior written notice by certified U.S. mail to the other. Double rent shall not be charged under this section or under any provision of applicable law.

7. ASSIGNMENT OR SUBLETTING:

TENANT may assign or sublet all or portions of the Premises for the remainder of the term which the approval of LANDLORD, which approval LANDLORD shall not unreasonably delay or withhold, provided that the business or occupation of the assignee or subtenant is not extra-hazardous on account of fire, disreputable uses, or illegal uses. In the event TENANT assigns the Lease or sublets the Premises to a government agency, as defined by state law, LANDLORD herein grants its consent for such assignment without the necessity of further action. LANDLORD may require an assignee to sign an assignment agreement wherein the assignee will assume the terms of this Lease. Should TENANT assign this Lease, TENANT shall be relieved from all liability under this Lease; however, should TENANT sublease the Premises, TENANT will remain secondarily liable under the Lease in the event the Sublessee defaults. LANDLORD shall have the right to cancel this Lease if the proposed private assignee or subtenant is unreasonably reject by LANDLORD.

8. SURRENDER UPON TERMINATION:

TENANT agrees that upon expiration of the Lease term, or upon the termination of the Lease for any cause, it will upon written notification by certified U.S. mail, peaceably surrender and deliver the premises to LANDLORD, its agents or assigns. TENANT further agrees that it will leave the Premises in the condition existing at the commencement of this Lease, subject to reasonable wear and tear during the term of the Lease. TENANT further agrees to allow a representative of LANDLORD to inspect the Premises to determine that the Premises is in the

same state and repair as it was at the time it was leased to TENANT, subject to reasonable wear and tear.

9. RECOVERY OF POSSESSION ON DEFAULT AND TERMINATION:

- 9.1 In the event any rent shall be in default and unpaid after thirty (30) days from due date, LANDLORD may give TENANT notice thereof, by certified U.S. mail, and only if TENANT shall fail to remedy such default within thirty (30) days after receipt of such notice shall LANDLORD have the right to institute proceedings for the recovery of possession of the Premises.
- 9.2 It is expressly understood and agreed that if default be made in the payment of the rent or any part thereof as specified in paragraph 9.1, or if default be made in the performance of any of the covenants and agreements in this Lease contained on the part of the TENANT to be kept and performed and such default continues unabated for thirty (30) days after written notice thereof to TENANT, the LANDLORD may,
- a. at its option, at any time thereafter terminate this Lease and the term hereof, on giving to the TENANT five (5) days' notice in writing of the LANDLORD's intention so to do, and this Lease and the term hereof shall expire and come to an end on the date fixed in such notice as if the said date were the date originally fixed in this Lease for the expiration hereof; and/or
 - b. re-enter the Premises by summary proceedings or otherwise, and remove all persons therefrom, without being liable to prosecution therefore, and the TENANT shall pay at the same time as the rent becomes payable under the terms hereof a sum equivalent to the rent reserved herein, and the LANDLORD may rent the Premises on behalf of the TENANT, reserving the right to rent the Premises for a longer period of time than fixed in the original lease without releasing the original TENANT from any liability, applying any moneys collected, first to the expenses of resuming or obtaining possession, second to restoring the Premises to a rentable condition, and then to the payment of the rent and all other charges due and to become due to the LANDLORD, any surplus to be paid to the TENANT, who shall remain liable for any deficiency. Such notice of termination may be given by mail to the TENANT addressed to the Premises.
- 9.3 In the event that the relation to the LANDLORD and TENANT may cease or terminate by reason of the re-entry of the LANDLORD under the terms and covenants contained in this Lease or by the ejectment of the TENANT by summary proceedings or otherwise, or after the abandonment of the

Premises by the TENANT, it is hereby agreed that the TENANT shall remain liable and shall pay in monthly payments the rent which accrues subsequent to the re-entry by the LANDLORD, and the TENANT expressly agrees to pay as damages for the breach of the covenants herein contained, the differences between the rent reserved and the rent collected and received, if any, by the LANDLORD during the remainder of the unexpired term, such difference or deficiency between the rent herein reserved and the rent collected, if any, shall become due and payable in monthly payments during the remainder of the unexpired term, as the amounts of such difference or deficiency shall from time to time be ascertained; and it is mutually agreed between LANDLORD and TENANT that the respective parties hereto shall and hereby do waive trial by jury in any action, proceeding or counterclaim brought by either of the parties against the other on any matters whatsoever arising out of or in any way connected with this lease, the TENANT's use or occupancy of said Premises, and/or any claim of injury or damage.

9.4 TENANT may terminate this Lease on the annual anniversary of the Lease by providing LANDLORD with no less than ninety (90) days written notification of termination prior to the anniversary. Rent shall be paid up to the time of such termination and from thereafter this Lease shall cease and come to an end, and TENANT shall have no further liability except as provided in Section 1.5 above. Time is of the essence in Tenant providing notification of termination. TENANT's failure to provide timely notification of termination shall result in the Lease being extended for an additional term of one year.

9.5 The failure of the LANDLORD to insist upon a strict performance of any of the terms, conditions and covenants herein shall not be deemed a waiver of any rights or remedies that the LANDLORD may have, and shall not be deemed a waiver of any subsequent breach or default in the terms, conditions and covenants herein contained.

10. CHANGE IN OWNERSHIP:

Should LANDLORD sell the Premises herein, it shall immediately, together with the new owners, notify TENANT by certified U.S. mail, to whom and where future rentals shall be paid. Should either LANDLORD or the new owners fail to notify TENANT, TENANT shall withhold payment of rentals until such notice is received from both LANDLORD and the new owner. The withholding of such rental shall not be construed as a default under the Lease.

11. DAMAGE TO PREMISES:

TENANT agrees that all personal property placed on the Premises shall be at the risk of TENANT. TENANT shall give LANDLORD, or to its agent, prompt written notice of any accident to, or defect in, the roof, outside walls, foundations, sidewalks, interior walls, skylights, floors, windows, ceilings, sprinkler and hot water systems, elevators, heating units, air conditioning units, plumbing and electrical wiring, utilities or other building components, and the same will be remedied by LANDLORD with due diligence, subject to the provisions of this Lease dealing with repairs and exterior maintenance.

12. INSPECTION:

LANDLORD, its duly authorized agent, so stated by written notice to TENANT, and any authorized employees of the said agent, the janitor or watchman, may enter said Premises upon reasonable notice to TENANT to examine same or to make needed repairs to said Premises; and, if the Premises consist of only a part of a structure owned or controlled by LANDLORD, LANDLORD, its agent, janitor or watchman or authorized employees may enter the demised Premises at reasonable times upon reasonable notice to the TENANT to install or repair items cited herein and other appliances deemed by LANDLORD essential to the use and occupation of other parts of the Premises. Any entrance to the Premises by LANDLORD shall be subject to TENANT's security requirements.

13. FIRE OR OTHER CASUALTY:

13.1 In the event of damage to the premises or any part thereof during said term by fire or other cause, TENANT shall give immediate notice thereof to LANDLORD. The Premises shall be repaired by LANDLORD as soon as reasonably practicable at the expense of LANDLORD. If the Premises are rendered untenable by the elements or any other cause, all rental payments shall cease until the same shall be repaired as aforesaid. If the premises shall be destroyed by the elements or any other cause, or so nearly destroyed as to require substantial rebuilding, rent shall be paid up to the time of such destruction and from thenceforth this Lease shall cease and come to an end, and TENANT shall have no further liability.

13.2 LANDLORD shall provide for fire protection during the term of this Lease in accordance with the fire safety standards of the State Fire Marshal. The LANDLORD shall be responsible for maintenance and repair of all fire protection equipment necessary to conform to the requirements of State Fire Marshal.

13.3 TENANT shall not be liable to carry fire insurance on the person or property of the TENANT or any other person or property which may now or hereafter be placed on the Premises.

14. REPAIRS:

14.1 LANDLORD covenants to keep the said Premises in good structural repair, so far as concerns TENANT. LANDLORD shall maintain and keep in good repair the roof, skylights, outside walls, foundations, sidewalks, interior walls, floors, windows, ceilings, sprinkler and hot water systems, elevators, heating plants, air conditioning plants, plumbing, and electrical wiring. LANDLORD shall also make any repairs necessitated by water seepage or by other causes not under TENANT's control. LANDLORD shall also make all repairs or changes which may be necessary to make the Premises and the use herein contemplated comply with applicable laws, ordinances, orders or regulations of any federal, state, County or municipal authority now or hereafter in effect unless specifically exempted therefrom. If LANDLORD fails, within a reasonable time after request, to make such repairs or changes, or repairs necessitated by fire or other casualty, then (a) LANDLORD shall be liable for any damages to property or loss thereby sustained by TENANT, and (b) TENANT may have such repairs made at the expense of LANDLORD, and deduct it from future rental payment upon presentation of a certified TENANT invoice detailing the repairs made and the expense incurred. TENANT shall cure all violations caused by its use and use by its contractors, licensees and invitees.

14.2 This Lease and the obligation of TENANT to pay rent hereunder and perform all of the other covenants and agreements hereunder on part of TENANT to be performed shall in no wise be affected, impaired or excused because LANDLORD is unable to fulfill its obligations under this Lease to supply or is delayed in supplying any service expressly or impliedly to be supplied or is unable to make, or is delayed in making, any repair, additions, alterations or decorations or is unable to supply or is delayed in supplying any equipment, fixtures, or other materials if LANDLORD is prevented or delayed from so doing by reason of any cause, beyond control of LANDLORD including, but not limited to, strike or labor troubles or by reason of the conditions which have been or are affected, either directly or indirectly, by war or other emergency; provided however that such performance by LANDLORD does not continue for more than thirty (30) days.

14.3 LANDLORD shall provide for interior maintenance and repairs in accordance with generally accepted good practices, including repainting, replacing worn or damaged floor covering and repairs or replacement of interior equipment as may be necessary due to normal usage. The

Lessee shall, during the term of this Lease, keep the interior of the Premises in as good a state of repair as it is at the time of the commencement of this Lease, reasonable wear and tear and unavoidable casualties excepted. The Lessee shall notify the Lessor in writing of the need for repair. In the event TENANT, its employees, servants or agents destroy, deface, or damage the Premises, TENANT shall be responsible for repairing or replacing such property.

15. EXTERIOR MAINTENANCE:

Exterior maintenance, including without limitation, routine and non-routine gardening, cutting, mulching, pruning and similar maintenance of all foliage; routine and non-routine maintenance of parking areas, common exterior areas, swale areas within the property line (including clearing, painting, striping, paving, and repairs) shall be done by LANDLORD, at its expense.

16. WAIVER:

Failure of either party to insist upon strict performance of any covenant or condition of this Lease, or to exercise any right or option herein contained, shall not be construed as a waiver or relinquishment for the future of any such covenant, condition or right of election; but the same shall remain in full force and effect. None of the conditions, covenants and provisions of this Lease shall be waived or modified except by the Parties hereto in writing.

17. INSURANCE:

LANDLORD agrees that during the term and any extended term hereof, it will, at its expense, keep the Premises insured against loss or damage by fire, together with extended coverage to the extent of replacement value thereof, including plate glass insurance. Notwithstanding anything herein to the contrary, LANDLORD shall repair and replace plate glass damaged as a result of casualty covered under the LANDLORD's policy of fire insurance with extended coverage. Should LANDLORD make major repairs or rebuild the Premises, and TENANT elects to remain as a TENANT, LANDLORD shall replace said building with a structure as good as or better than the damaged or destroyed building.

18. ENVIRONMENTAL CONTAMINATION:

LANDLORD represents and warrants to TENANT that as of the date of execution of this Lease, neither LANDLORD, nor to the best of LANDLORD's knowledge, any third party has used, produced, manufactured, stored, disposed of or discharged any hazardous wastes or toxic substances in, under or about the Premises during the term in which LANDLORD owned the Premises.

19. RADON GAS:

As required by Florida Statutes §404.056 (8), LANDLORD notifies TENANT as follows:

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risk to persons who are exposed to it over time. Levels of radon that exceed Federal and State Guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the County Public Health Unit.

20. NOTICES:

Any notice or demand which, under the terms of this Lease or by any statute or ordinance, must or may be given or made by a Party hereto, shall be in writing and shall be given by certified or registered U.S. mail sent to the other Party at the address of its principal office herein mentioned, or to such other address as such Party may from time to time designate by notice. Notice to TENANT shall be addressed to:

Kenneth C. Jenne, II
Sheriff of Broward County
2601 West Broward Boulevard
Fort Lauderdale, FL 33312

With a copy to:

Department of Legal Affairs
Broward Sheriff's Office
2601 West Broward Boulevard
Fort Lauderdale, FL 33312

Notice to the LANDLORD shall be addressed to:

LIH Realty, L.C.
4200 N.W. 16th Street
Lauderhill, FL 33313
Attn: Chaim Laufer, President

21. TERMS:

Every term of this Lease shall be deemed and construed to be of the essence thereof, and any breach shall be deemed and construed to be the very substance of this Lease

22. SUCCESSORS; ASSIGNS:

This Agreement shall inure to and be binding upon the successors and authorized assigns of the Parties.

23. RIGHT TO MORTGAGE AND SELL:

LANDLORD may encumber the Premises by mortgage or mortgages, securing such sum or sums and upon such terms and conditions as LANDLORD may desire, and any such mortgage or mortgages so given shall be a first lien upon the land and buildings superior to the rights of TENANT herein; provided, however, that no mortgage or lien shall encumber TENANT property. LANDLORD may sell the premises as set forth herein; however, this Lease shall be expressly assumed by LANDLORD's vendee, including without limitation TENANT's option to purchase.

LANDLORD shall give the TENANT prior written notice at least thirty (30) days before the sale of the Premises or any assignment of rents to LANDLORD's mortgage. Such notice shall be given in the manner specified for notices under this Lease.

24. COPIES OF LEASE:

This Lease shall be executed in triplicate original copies, each copy of which bearing original signatures, is to have the force and effect of an original document.

25. PRIOR AGREEMENTS:

This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written. It is further agreed that no modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document utilizing the same formalities as were used in the execution of this Agreement.

26. APPLICABLE LAW AND VENUE:

This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Venue for litigation concerning this Agreement shall be in Broward County, Florida.

27. CONDEMNATION:

LANDLORD reserves unto itself, and TENANT assigns to LANDLORD, all right to damages accruing on account of any taking or condemnation of all or any part of the premises, or by reason of any act of any public or quasi-public authority for which damages are payable. TENANT agrees to execute such instruments of assignments as may be required by LANDLORD, to join with LANDLORD in any petition for the recovery of damages, if requested by LANDLORD, and to turn over to LANDLORD any such damages that may be recovered in any such proceeding. LANDLORD does not reserve to itself, and TENANT does not assign to LANDLORD, any damages payable for any trade fixtures installed by TENANT at its cost and expense which are not part of the realty, or for any damages for interruption to the business of TENANT which do not compensate loss of real property or any interest therein.

28. PUBLIC ENTITY CRIME ACT:

LANDLORD represents that the execution of this Agreement will not violate the Public Entity Crime Act (Section 287.133, Florida Statutes), which essentially provides that a person or affiliate who is a contractor, consultant or other provider and who has been placed on the convicted vendor list following a conviction for a Public Entity Crime may not submit a bid on a contract to provide any goods or services to TENANT and may not submit bids on leases of real property to TENANT for a period of 36 months from the date of being placed on the convicted vendor list. Violation of this section shall result in termination of this Lease Agreement and recovery of all monies paid hereto.

In addition to the foregoing, LANDLORD further represents that there has been no determination, based on an audit, that it committed an act defined by Section 287.133, Florida Statutes, as a "public entity crime" and that it has not been formally charged with committing an act defined as a "public entity crime" regardless of the amount of money involved or whether LANDLORD has been placed on the convicted vendor list.

29. INDEPENDENT CONTRACTOR:

LANDLORD is an independent contractor under this Agreement. Services provided by LANDLORD shall be subject to the supervision of LANDLORD, and such services shall not be provided by LANDLORD or its agents as officers, employees, or agents of the TENANT.

30. THIRD PARTY BENEFICIARIES:

Neither LANDLORD nor TENANT intend to directly or substantially benefit a third party from this Agreement. Therefore, the parties agree that there are no third party beneficiaries to this Agreement and that no third party shall be entitled to assert a claim against either of them based upon this Agreement. The parties expressly acknowledge that it is not their intent to create any rights or obligations in any third person or entity under this Agreement.

31. COMPLIANCE WITH LAWS:

LANDLORD shall comply with all federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations related to this Agreement.

32. SEVERANCE:

In the event this Agreement or a portion of this Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective unless TENANT or LANDLORD elects to terminate this Agreement. Any election to terminate this Agreement based upon this section shall be made within seven (7) days after the finding by the court becomes final.

33. JOINT PREPARATION:

Preparation of this Agreement has been a joint effort of TENANT and LANDLORD and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than any other.

34. PRIORITY OF PROVISIONS:

If there is a conflict or inconsistency between any term, statement, requirement, or provision of any exhibit attached hereto, any document or events referred to herein, or any document incorporated into this Agreement by reference and a term, statement, requirement, or provision

of this Agreement, the term, statement, requirement, or provision contained in this Agreement shall prevail and be given effect.

35. OTHER PROVISIONS:

Any additional provisions entered into at the time of execution of this Lease shall require approval of the parties by initialing at the bottom of any additional page(s), which must be affixed to the Lease. Exhibit A (description of leased premises), Exhibit B (rent schedule), Exhibit C (work letter) are attached hereto and are incorporated herein by reference.

36. CONDITION PRECEDENT:

It is a condition precedent that the improvements listed on Exhibit C hereto and a final certificate of occupancy ("CO") shall be issued for the Premises by the local governmental agency having jurisdiction over this project. Notwithstanding the foregoing, in the event that CO has not been issued within ninety (90) days following the date of execution of this Lease due to circumstances reasonably within the control of LANDLORD, such as labor actions, or material shortages, TENANT shall have the right, in its sole discretion, to terminate this Lease, and TENANT shall have no further liability and the payment required in Section 1.4 shall not become due and payable.

37. TENANT'S CERTIFICATES:

37.1 LANDLORD agrees to indemnify TENANT against any and all claims, debt, demands or obligations which may be made against TENANT arising by reason of any negligent acts or omissions of LANDLORD, its officers, agents or employees in respect to the common areas of the building controlled by LANDLORD or its maintenance obligations for the demised premises.

37.2 TENANT agrees to indemnify LANDLORD against any and all claims, debts, demands, causes of actions or obligations which may be made against LANDLORD arising by reason of TENANT's occupancy of, or operations upon the Premises or any negligence acts or omissions of TENANT, its officers, agents or employees in respect to TENANT's possession or operation of the demised and leased premises.

37.3 This Article shall survive the expiration or termination of this Lease.

38. SOVEREIGN IMMUNITY:

TENANT is a sovereign entity. Nothing in this Lease is intended nor shall it be construed to limit or waive TENANT's protections under sovereign immunity as set forth in Florida Statutes §768.28, et. seq., as same may be amended.

39. TAXES:

LANDLORD shall pay all real estate taxes on the demised premises.

40. HANDICAPPED STANDARDS AND ALTERATIONS:

LANDLORD covenants that the Premises now conform, or that prior to TENANT's occupancy, that the Premises shall, at LANDLORD's expense, be brought into compliance with the requirements of local, state and federal laws, codes, rules and regulations, including Florida Statutes §553.48 providing requirements for the physically handicapped.

41. COMPLIANCE WITH LAWS AND REGULATIONS:

LANDLORD covenants and warrants that at the time of delivery or possession of the demised premises, the demised premises are in compliance with all applicable building, housing, health, safety and environmental laws, regulations and codes and that the demised premises are in a clean, safe and sanitary condition, in repair, free from rodents and vermins LANDLORD shall make all repairs or changes which may be necessary to maintain the demised premises in compliance with applicable laws, ordinances, orders or regulations of any federal, state, county or municipal authority now or hereafter in affect.

42. HURRICANE:

LANDLORD shall be responsible for securing and preparing the demised premises for any hurricane or other emergency situations


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IN WITNESS WHEREOF, LANDLORD and TENANT have executed this Lease on the
dates hereinafter subscribed.

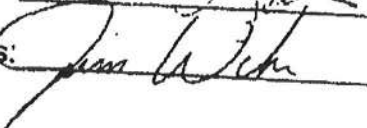
LANDLORD

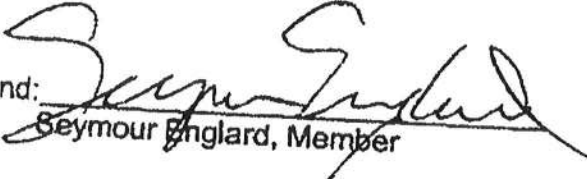
Executed by LANDLORD on _____, 2000


LIH REALTY, L.C.

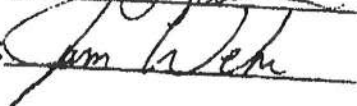
By: 
Chaim Laufer, President and Member

Witness: 

Witness: 

And: 
Seymour England, Member

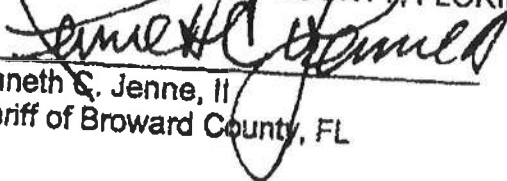
Witness: 

Witness: 

TENANT

Executed by TENANT on 16th, 2000

KENNETH C. JENNE, II, as
SHERIFF OF BROWARD COUNTY, FLORIDA

By: 
Kenneth C. Jenne, II
Sheriff of Broward County, FL

Witness: _____

Witness: _____

h:\docs\contract\LIH-business lease

Exh 1

Beginning 16 Nov 2000

EXHIBIT "B"

<u>Year</u>	<u>Up to</u>	<u>Amount per square foot</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
First Year	11-01	\$12.50 per square foot	\$165,000.00	\$13,750.00
Second Year	02	\$12.85 per square foot	\$169,620.00	\$14,135.00
Third Year	03	\$13.15 per square foot	\$173,580.00	\$14,465.00
Fourth Year	04	\$13.45 per square foot	\$177,540.00	\$14,795.00
Fifth Year	05	\$13.75 per square foot	\$181,500.00	\$15,125.00
Sixth Year	06	\$14.05 per square foot	\$185,460.00	\$15,455.00
Seventh Year	07	\$14.35 per square foot	\$189,420.00	\$15,785.00
Eighth Year	08	\$14.65 per square foot	\$192,984.00	\$16,082.00
Ninth Year	09	\$14.95 per square foot	\$197,340.00	\$16,445.00
Up to Nov 15, 2009.				

For purposes of payment of rent, the First year will commence on the date of the issuance of the Certificate of Occupancy ("anniversary"). The Second Year will commence immediately thereafter for a one year period.

EXHIBIT "C"

SCOPE OF WORK

The Certificate of Occupancy will be obtained once the following several renovations are completed:

- South side -- changing the location of two doorway entrances of two offices.
- Adding walls to close off three interior offices.
- Provide electrical outlets to every wall in each office location.
- Provide computer cabling of at least a Category 5 and drops to every designated workspace.
- Provide the electrical power and computer cabling and drops to the southwest room to accommodate the modular furnishings.
- Provide new carpeting / flooring in the south side area.
- North side -- build out the two large areas each into three separate rooms with a minimum of 500 square feet per area.
- Build offices at the end of each room as space accommodates with entrance from a hallway area.
- Provide electrical outlets in each area.
- Build two workspaces in the area adjacent to the restrooms.
- Provide computer cabling of at least a Category 5 and drops in each office workspace.
- Provide new flooring in the area.
- Paint the entire area to be leased.
- Mirror the walls in the restrooms.
- Remove miscellaneous equipment currently installed in the areas.
- Install phone lines and cabling of at least a Category 3 in each of the areas.

LANDLORD shall provide all TENANT improvements required to complete the Premises to finished office space as described in Exhibit "C" entitled Scope of Work. Said improvements will comply with local, state, and federal laws, codes, rules and regulations.

FIRST AMENDMENT TO BUSINESS LEASE
(BSO Lease 100)

THIS FIRST AMENDMENT TO BUSINESS LEASE ("Amendment") is made and entered into as of this 5th day of March, 2010, by and between **LM IDEAL, LLC**, a Florida limited liability company ("Landlord") and **Sheriff Al Lamberti**, as Sheriff of Broward County, Florida ("Tenant").

WHEREAS, **LIH Realty, L.C.**, a Florida limited liability company, ("LIH"), as landlord, and **Kenneth C. Jenne II**, as Sheriff of Broward County, Florida, ("Jenne"), as tenant entered into a certain Lease Agreement with an effective date of March 5, 2001 (the "Lease") regarding a portion of the first floor (consisting of approximately 13,200 square feet of space) in property located in Broward County, Florida, commonly known as the Ideal Building (the "Building"), 4200 NW 16th Street, Lauderhill, Florida 33313 (the "Premises"); and

WHEREAS, Landlord is the successor in interest to LIH, and the owner of the property in which the Premises are located; and

WHEREAS, Tenant is the successor in interest to Jenne; and

WHEREAS, the parties now wish to amend the Lease as set forth herein.

NOW THEREFORE, in consideration of the mutual covenants and other good and valuable consideration exchanged between the parties, the receipt and sufficiency whereof are hereby acknowledged, the parties agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and form a part hereof.
2. **Estoppel.** Tenant acknowledges that Landlord has performed all of its obligations under the Lease to date and it is unaware of any defaults or events which with the passage of time would constitute a default under the Lease. Landlord shall not be required to build out or improve the Premises, or to do any construction work in the Premises.
3. **Amendments.** Landlord and Tenant hereby agree to the following amendments to the Lease:
 - a. **Term.** The term of the Lease shall expire at 6:00 P.M. on August 31, 2015. Tenant expressly agrees that the Lease shall not be extended or renewed past August 31, 2015. Notwithstanding the foregoing, subject to the consent of the Landlord and approval by the City of Lauderhill, Florida, an assignee of Tenant under the Lease may be permitted to extend the Term, provided the use by assignee is permitted by all applicable rules, codes, laws, regulations and ordinances.
 - b. **Rental Rate.** Rent shall continue to accrue upon the terms and at the rate set forth on the Lease through March 4, 2010. Thereafter, notwithstanding any schedules or statements to the contrary in the Lease, rent will be due and payable in accordance with the Monthly Rental Rate Schedule attached hereto as Exhibit "B1" and made a part hereof.

c. Holdover by Tenant. Paragraph 6 of the Lease is deleted in its entirety and the following substituted therefor:

At the expiration of the Term of this Lease, Tenant will peaceably surrender the Premises to Landlord, and shall have no right to hold over in the Premises, unless otherwise permitted in writing by Landlord. For any period of time that Tenant shall hold over in the Premises in violation of this provision, Rent will accrue at the rate of 150% of the Rent due at the date the Lease terminated.

d. Surrender Upon Termination. Paragraph 8 of Lease shall remain in full force and effect EXCEPT that Tenant will surrender and deliver the Premises at the expiration or earlier termination of the Lease without the need for written notice from the Landlord.

e. Termination. 9.2 b of the lease is hereby deleted in its entirety and the following substituted therefor:

reenter the Premises by summary proceedings or otherwise, and remove all persons therefrom, without being liable to prosecution therefore, and the TENANT shall pay at the same time as the rent becomes payable under the terms hereof a sum equivalent to the rent reserved herein, and the Landlord may rent the Premises on behalf of the Tenant, reserving the right to rent the Premises for a longer period of time than fixed in the Lease, without releasing the original Tenant from any liability occurring on or before the date on which the Lease was to expire, applying any monies collected first to the expenses of resuming or obtaining possession, second to restoring the Premises to rentable condition, and then to the payment of rent and all other charges due and to become due to the Landlord. Any surplus shall be paid to the Tenant, which shall remain liable for any deficiency. However, the Tenant shall not be responsible for liabilities incurred by any new, substitute tenant over and above the amounts original Tenant is responsible for under the terms of the Lease. Such notice of termination may be given by mail to the Tenant addressed to the Premises.

f. Termination. Paragraph 9.4 of the Lease is deleted in its entirety and the following is substituted therefor:

This Agreement may be terminated as follows:

(i) Termination by Mutual Agreement or as provided for in the Lease. If the parties mutually agree in writing, the Lease may be terminated on the terms and dates stipulated therein. The Lease may be terminated as otherwise provided for in Section 9 of the Lease.

(ii) Termination in the Event of Casualty. Notwithstanding anything in Paragraph 13 of the Lease, to the contrary, if the Building is partially destroyed by hurricane, fire or flood, the Premises are rendered untenable, and Landlord does not elect to terminate the Lease, all rent due under the Lease shall abate, until Landlord shall have repaired the Premises. If possible, Landlord will provide temporary space in the Building, during the period of reconstruction. If the Building is totally destroyed by casualty, Landlord may terminate the Lease, or elect to rebuild as provided for above in the case of partial destruction. If Landlord elects to rebuild after

complete destruction, Tenant may terminate the Lease upon a minimum of thirty (30) days notice to Landlord, after receipt by Tenant of Landlord's election to rebuild. Nothing in this provision dealing with Termination shall give Tenant the right to terminate if the damage results from the negligence or intentional misconduct of Tenant, its agents, employees or invitees.

(iii) Termination in the Event of Condemnation. If all of the Building is taken by public authority, the Lease shall terminate upon the date of such taking. If a portion of the Building is so taken, the Lease shall remain in full force and effect provided the Premises are not thereby rendered untenantable, or in the alternative, the Landlord relocates Tenant, at Landlord's sole cost, to comparable space in the Building.

g. Insurance.

(i) The following is added to the end of Paragraph 17 of the Lease:

Tenant acknowledges that Landlord will not carry, nor be responsible to carry, insurance on any of Tenant's interests or property now or hereafter in, on, or about the Premises.

Notwithstanding anything herein to the contrary, Tenant shall be responsible for and hereby indemnifies Landlord to the extent permitted by law, against all damages, costs, and expenses arising from, or in connection with the negligence or intentional misconduct of Tenant, its agents, employees or invitees while acting within the scope of their employment. There shall be no abatement of Rent when the Premises are rendered untenantable as a result of action or inaction by Tenant, its agents, employees or invitees. Tenant will at all times be entitled to the benefits of sovereign immunity as provided in Florida Statutes Section 768.28, and common law. Nothing in this Lease shall be construed as a waiver of sovereign immunity.

h. Landlord's Rights After Casualty. Notwithstanding anything in Paragraph 13, Paragraph 17 or the Lease generally, and subject to subparagraph f above, Landlord may elect not to repair the Premises or the Building, as applicable, after a casualty, whereupon Landlord may terminate the Lease upon written notice to Tenant. Tenant shall not be responsible for any rental obligations arising after the delivery of such notice. In no event will this Lease automatically terminate without action by Landlord, which must be taken in a commercially reasonable period of time.

i. Maintenance and Repair. Paragraphs 4, 14 and 15 of the Lease are hereby deleted in their entirety and the following substituted therefor:

14. A. Maintenance and Repair and Lighting. Landlord covenants to keep the Premises in good structural repair. Landlord shall maintain and keep in good repair the roof, skylights, walls, foundations, sidewalks, floors, windows, ceilings, sprinkler and hot water systems, elevators, heating plants, air conditioning plants, plumbing, electrical wiring and all other structural components. Landlord shall perform daily trash removal and maintain and

replace the air conditioning in accordance with industry standards. Landlord shall also make all repairs or changes which may be necessary to make the Premises and the use herein contemplated comply with applicable laws, ordinances, orders or regulations of any federal, state, county, or municipal authority now or hereafter in effect unless specifically exempted therefrom. If the Landlord fails, within twenty (20) days after written request of the Tenant to make such repairs or changes, or repairs necessitated by fire or other casualty, then (a) Landlord shall be liable for any damages to property or loss thereby sustained by the Tenant and (b) Tenant may have such repairs made at the expense of the Landlord, and deduct it from future rental payment upon presentation of a certified invoice detailing the repairs made and the expense incurred. Landlord's time to cure shall be extended if the repairs are incapable of being completed within the aforesaid time period and the Landlord has commenced diligent efforts to complete the repair or rectify the situation, in which case the cure period shall be extended as long as the Landlord makes a continuous, on-going, diligent effort to complete the repair or rectify the situation. In the event the needed repair(s) and/or maintenance is not provided as hereinabove set forth, and such failure substantially impairs the Tenant's use of the Premises, the rental shall abate, as of the date of Landlord's failure to cure, to the extent that the impaired portion of the Premises bears to the whole of such Premises and upon the completion of such repairs, the full rental shall commence and the Lease shall then continue the balance of the Term.

Exterior maintenance, including without limitation, routine gardening, cutting, mulching, pruning and similar maintenance of all foliage; routine and non-routing maintenance of parking areas, common exterior areas, swale areas within the property line (including cleaning, painting, striping, paving and repairs) shall be done by Landlord, at its expense.

Landlord shall provide for interior maintenance and repairs in accordance with generally accepted good practices, including repainting, the replacement or worn or damaged floor covering and repairs or replacement of interior equipment as may be necessary due to normal usage. Tenant shall, during the term of this Lease, keep the interior of the Premises in as good a state of repair as exists of the date hereof, reasonable wear and tear and unavoidable casualties excepted. Tenant shall use its best efforts to notify Landlord immediately upon spills on to or soiling of any floors, walls, damage or destruction to any portion of the Premises as well as the presence of any insects, rodents or vermin. Tenant shall use its best efforts to avoid causing any damage to the floors or walls or any portion of the Premises, and shall not move furniture, equipment or other items across the floor in a manner to cause damage. Resulting damage shall be the responsibility of Tenant. Tenant, its agents, employees and invitees shall use best efforts to refrain from keeping open items of food in, on or about desks, counters and surfaces within the Premises to minimize the risk of infestation by insects and rodents.

Landlord shall maintain and keep in repair the exterior of the Premises during the term of this Lease and shall be responsible for the replacement of all windows broken or damaged in the Premises except such breakage or damage caused to the exterior of the Premises by the Tenant, its officers, agents or employees.

Landlord shall maintain the interior and exterior of the Premises including grounds and parking area so as to conform to all applicable health and safety laws, ordinances and codes which are presently in effect and which may subsequently be enacted during the term of this Lease and any renewal periods.

Landlord agrees to furnish pest control services for the Premises during the term of the Lease at Landlord's expense.

Landlord will promptly pay all gas, water, power and electric light rates or charges which may become payable during the term of this Lease for the gas, water and electricity used by Tenant on the Premises.

Landlord agrees to install in the Premises light fixtures for the use of the Tenant. Landlord shall be responsible for replacement of all bulbs, lamps, tubes and starters used in such fixtures for the purpose of furnishing light. Landlord certifies that the lighting levels within the Premises are maintained at and do not exceed the following levels: 10 foot-candles in hall and corridors; 30 foot-candles in other public areas; 50 foot-candles in office, conference rooms, and other levels as set forth in the State Energy Management Plan, Volume II, Section F.

14. B. Heating, Air Conditioning and Janitor Services.

Landlord agrees to furnish to the Tenant heating and air conditioning equipment and maintain same in satisfactory operating condition at all times for the Premises during the term of the Lease at the expense of the Lessor.

Landlord agrees to use reasonable efforts to maintain thermostats in the Premises not to exceed 74 degrees Fahrenheit or be less than 68 degrees Fahrenheit.

Heating and air conditioning shall be maintained at the above-described temperatures during normal working hours which are 7:30am to 9:00pm Monday through Friday excluding state holidays. Landlord shall use reasonable efforts to maintain temperatures after normal working hours not to exceed 80 degrees Fahrenheit degrees or be less than 65 degrees

Landlord agrees to furnish janitorial services and all necessary janitorial supplies for the Premises during the term of the Lease at the expense of the Landlord in accordance with Janitor Service Exhibit attached hereto. All

janitorial services required above shall be provided during the normal working hours, which are normally from 7:30am to 9:00 pm, Monday through Friday excluding state holidays.

j. Environmental Contamination. The following is added at the end of Paragraph 18 of the Lease:

Notwithstanding anything in this Paragraph to the contrary, Tenant acknowledges that Landlord's representations regarding hazardous substances do not include such substances routinely kept in similar buildings as may be necessary to conduct business or customary for cleaning purposes. Tenant shall comply with all federal and state laws, rules and regulations pertaining in any way to hazardous wastes and toxic substances.

k. Right to Mortgage and Sale. The second paragraph in Paragraph 23 of the Lease, pertaining to notice to Tenant of sale or mortgage of the property on which the Premises are located, is hereby deleted in its entirety.

l. Notices. Paragraph 20 of the Lease, pertaining to notices shall be modified such that notice to the Landlord should be sent to:

LM Ideal LLC
1267 NW 40th Avenue
Lauderhill, Florida 33313
Attention: Cynthia G. Baker

With a copy to: LM Ideal LLC
1645 SE 3rd Court, Suite 200
Deerfield Beach, Florida 33441
Attention: Marc Geiserman

Tenant Notices shall be sent to: Al Lamberti
Sheriff of Broward County Florida
2601 W. Broward Boulevard
Fort Lauderdale, FL 33312

With a copy to: Office of the General Counsel
Broward Sheriff's Office
2601 W. Broward Boulevard
Fort Lauderdale, FL 33312

m. Compliance with Laws. The obligations of Landlord to comply with all laws, as more particularly set forth in Paragraph 31 of the Lease shall apply equally to Tenant.

n. Severance. Paragraph 32 of the Lease is deleted in its entirety and the following substituted therefor:

In the event a portion of this Lease is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective, and the parties agree to use their best efforts to amend this Lease and rewrite such invalid provisions in accordance with the intent of the parties at the time of entering into this Lease.

- o. Tenant's Certificates. The following is added as Paragraph 37.4 of the Lease:

Tenant, at any time, and from time to time, upon at least 10 days prior notice to Landlord, shall execute, acknowledge and deliver to Landlord or any other person, firm or corporation specified by Landlord, a statement certifying that (i) this Lease is unmodified and in full force and effect (or, if there have been modifications, that the same are in full force and effect as modified and stating the modifications), (ii) the dates to which the rent has been paid, (iii) the current rent and (iv) whether or not there exists any default by Landlord under this Lease, and, if so, specifying each such default.

- p. Hurricanes. Paragraph 42 is hereby modified such that Landlord's obligation to secure the Premises in the event of a hurricane or other emergency is limited to preparing the exterior of the Building in any manner deemed reasonable by Landlord. Landlord shall not be responsible to prepare any part of the interior of the Premises itself, or to secure any property of Tenant in, on or about the Premises.

- q. Persons Detained. The following shall be added as Paragraph 43 of the Lease:

Persons Detained or Arrested. Tenant expressly agrees that the Police Department of the City of Lauderhill shall not be responsible to arrest and/or transport individuals who have been detained at the Building for probation or parole violations. Notwithstanding the foregoing, Tenant acknowledges and agrees that any individuals who are arrested in the Building by any police, sheriff or other government official, shall be removed promptly from the Building and transported to the appropriate jail facility.

- r. Tenant Cooperation. The following shall be added as Paragraph 44 of the Lease:

Tenant Cooperation. Tenant hereby agrees to cooperate with Landlord so as to better enable Landlord to meet its obligations with respect to improvements and repairs required to be made to the Premises pursuant to the terms of the Lease.

- s. Availability of Funds. The following shall be added as Paragraph 45 of the Lease:

Availability of Funds. The obligations of Tenant under this Lease shall be subject to the availability of funds lawfully appropriated by Broward County annually.

t. Security. The following is added as Paragraph 46 of the Lease:

Security. Landlord agrees to provide security to the Building Monday through Friday during the evening hours as designated by the BSO operational need. Further, this security shall be provided through BSO Special Detail Office, and shall not exceed two Special Detail Officers at any one time. BSO agrees to reimburse Landlord, in a timely manner, for this security at the invoiced rates.


4. **Defined Terms.** All references in this Addendum to the "Lease" and all references in the Lease to the "Agreement" shall be synonymous, interchangeable, and shall refer to one and the same instrument, being modified hereby.


5. **General Provisions.** Except as specifically modified hereby, the Lease is ratified and is in full force and effect. No future modifications will be binding except if in writing and signed by both parties. This Amendment shall supersede all inconsistent or contrary provisions in the Lease.

IN WITNESS WHEREOF, the parties have set their hands and seals as of the day and year first above written.

Witnesses:


Print name: PATRICIA SATHRE

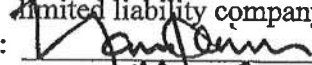

Print name: C H BAKER


Print name: ANTHONY BENNETT

LANDLORD:

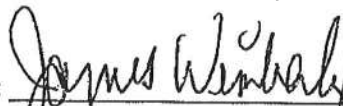
LM Ideal LLC,
a Florida limited liability company

By: MJB Management LLC, a Florida
limited liability company

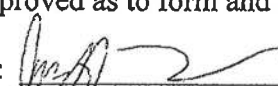

By: 
Print name: Mark Gerstein
Title: Officer

TENANT:

Al Lamberti,
Sheriff of Broward County, Florida

By: 
Print name: James Wimberly
Title: Colonel, DODCC

Approved as to form and legal sufficiency.

By:  
Judith Levine, General Counsel

BSO LEASE NO. 100
RENTAL BREAKDOWN
MARCH 5, 2010 THROUGH
AUGUST 31, 2015
13,200 SQUARE FEET

EXHIBIT "B1"

<u>COMMENCEMENT</u> <u>DATE</u>	<u>PRICE PER</u> <u>SQUARE FOOT</u>		<u>ANNUAL</u> <u>RENTAL</u>		<u>MONTHLY</u> <u>RENT</u>
5-Mar-10	19.00	\$	250,800.00	\$	20,900.00
5-Mar-11	19.57	\$	258,324.00	\$	21,527.00
5-Mar-12	20.16	\$	266,112.00	\$	22,176.00
5-Mar-13	20.76	\$	274,032.00	\$	22,836.00
5-Mar-14	21.38	\$	282,216.00	\$	23,518.00
5-Mar-15	22.02	\$	290,664.00	\$	24,222.00
<u>TOTAL ANNUAL RENT</u>		\$	1,622,270.89		

Janitor Services Exhibit

The Landlord agrees to furnish janitorial and cleaning services as part of this Lease. This includes furnishing all cleaning / maintenance equipment and cleaning supplies as required, including but not limited to, drinking cups at water fountains, bathroom tissues, paper towels, trash receptacle liners, hand soap (preferably liquid) and doormats at entrances to the facility. All supplies are to be of good quality acceptable in the janitorial profession and of satisfactory quality suitable to the needs of personnel.

Cleaning of the facility shall be accomplished in accordance with the following schedule:

Floors

Daily: Carpeted areas - vacuum
 Non-carpeted areas - dust mop, remove gum and other materials, spot damp mop to remove stains or spots

Weekly: Non-carpeted areas - damp mop and spray buff

Semiannually: Machine clean carpets throughout the facility. Other areas to be cleaned if their condition so dictates

 Strip, reseal and wax all normally waxed floors

Walls, Ceilings, Interior Doors, Ledges, etc.

Weekly: Spot clean
 Clean light switch plates and surrounding wall areas
 Dust windowsills, ledges, fixtures, etc.

Monthly: Dust or vacuum HVAC registers and returns

Annually: Clean all light diffuses and wipe dust off light bulbs

Water Fountains

Daily: Clean and sanitize
 Replenish supply of disposable cups (if applicable)

Windows and Glass

Daily: Clean entrance and vicinity glass both inside and outside
 Spot clean directory and internal glass or windows

Semiannually: Clean inside of external windows

Furnishings

As needed but
at least weekly: Dust tables, chairs, desks, credenzas, file cabinets, bookcases, etc.
 Do not disturb any papers lying on desks or cabinets
 Dust and clean all ornamental wall decorations, pictures, charts, chalkboards, etc.
 Dust draperies, venetian blinds or curtains

Trash and Refuse

- Daily: Empty and clean all trash receptacles. Receptacle liners are to be used, change as necessary
Remove all collected trash to external dumpsters or trash containers
In conference rooms, reception areas, etc., remove accumulated trash; i.e. paper cups, soda cans, etc.

Cigarette Urns and Ashtrays

- Daily: Empty and clean all cigarette urns
Empty and damp wipe all ashtrays

Rest Rooms

- Daily: Maintain in a clean and sanitary condition: floors, walls, doors, stalls, partitions, shelves, sinks, commodes, urinals, bath facilities, soap and towel dispensers
Clean and polish mirrors
Empty and sanitize trash and sanitary napkin receptacles
Replenish supplies of tissue, towels and soap
Check and replace, as necessary, deodorizer bars / room air freshener units
- Bi-weekly: Clean ceramic tile surfaces with a strong cleaner or bleach so that tile and grout have a uniform color

Lounge and Kitchens Areas, if applicable

- Daily: Clean and sanitize sinks and counter areas

Exterior

- Daily: Sweep outside area immediately adjacent to building entrances
Keep parking lot and surrounding grass areas free of trash
- Weekly: Sweep all exterior access areas; i.e., sidewalks, porches, verandas, etc.

Maintenance Services

In reference to Articles III and V of the lease agreement:

1. Filters for HVAC shall be changed every 90 days at a minimum and more often as conditions warrant.
2. All painted surfaces in the facility shall be freshly painted at the commencement of this lease, if needed, and at least once every three years thereafter during the lease term and any renewals thereof. Touch up painting to be done as needed.
3. Perform such other services as are necessary to keep the facility clean and in a sanitary condition.