

SAWGRASS BUSINESS CENTRE.

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The following is a proposal, on behalf of Sawgrass Business Centre, for your consideration to lease the below referenced property under the following terms and conditions.

Address: 599 Sawgrass Corporate Pkwy., Sunrise Fl. 33325.

Unit Size: 5,015 sq ft

Term: 5 years (60 months)

Minimum Base Rent (1st year): \$18.25 / sq ft / Year

Common Area Maintenance: \$4.15 / sq ft / Year

Rent /month (1st year): \$9,361.33 (includes base, CAM & tax)

Annual Increase to Base Rent (not CAM): 5%

Security Deposit: The equivalent of 2 months' rent

Due on signing: Security deposit & first month's rent

Lease Commencement: upon lease execution

Unit Description: - Large multi room office space with kitchen.

- **100 % A/C, including warehouse.**
- Private entrance to large office
- 2, 12'x12' overhead bay doors with street level loading zones.
- Minutes away from I 595, I 75 & Sawgrass Expressway
- Minutes away from Sawgrass Mills Mall
- Water included in CAM (Standard use)

Thank you for your interest,

Eric Draizin as agent
Sawgrass Business Centre