

THE HALLMARK - LEASE INFORMATION

3800 S OCEAN DR, Unit G-9, HOLLYWOOD, FL 33019



PROPERTY INFORMATION

- 2,593 SF of commercial space connected to The Hallmark.
- Ground floor corner storefront unit with 9 private offices and conference room.
- Unit has a lot of light, upgraded interiors, and high ceilings.
- Walk Score (44), Transit Score (34), and Bike Score (68)
- Frontage with S Ocean Drive and prime location on Hollywood Beach.

Taxes & Fees

- Condo Fee Main: \$544/month or \$6,528/year.
- Condo Fee Commercial: \$269.13/month or \$3,229.48/year.
- Taxes: \$715.17/month or \$8,581.91/year.
- Total Taxes and Fees per Month: \$1,528.30



THE HALLMARK - CONTACT INFORMATION

3800 S OCEAN DR, Unit G-9, HOLLYWOOD, FL 33019



Arun Sareen
Principal Broker

Email: arun@sareenrealty.com
Office: (703) 366-3444 Ext. 217
Mobile: (703) 314-4799
Address: 10702 Vandor Ln, Manassas, VA 20109

Sareen Realty Inc.
10702 Vandor Lane
Manassas, VA 20109
Tel: 703-366-3444 x217
Fax: 703-366-3417

Sareen Realty
You dream... We deliver.

Arun Sareen
Principal Broker
Mobile: 703-314-4799
Email: arun@sareenrealty.com

The business card graphic is a rounded rectangle with a white background and a thin black border. It contains the Sareen Realty logo on the left, contact information for the company in the top right, and contact information for Arun Sareen in the bottom right. At the bottom left, there are two small logos: the REALTOR logo and the Equal Housing Opportunity logo.

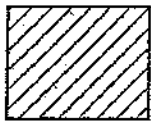
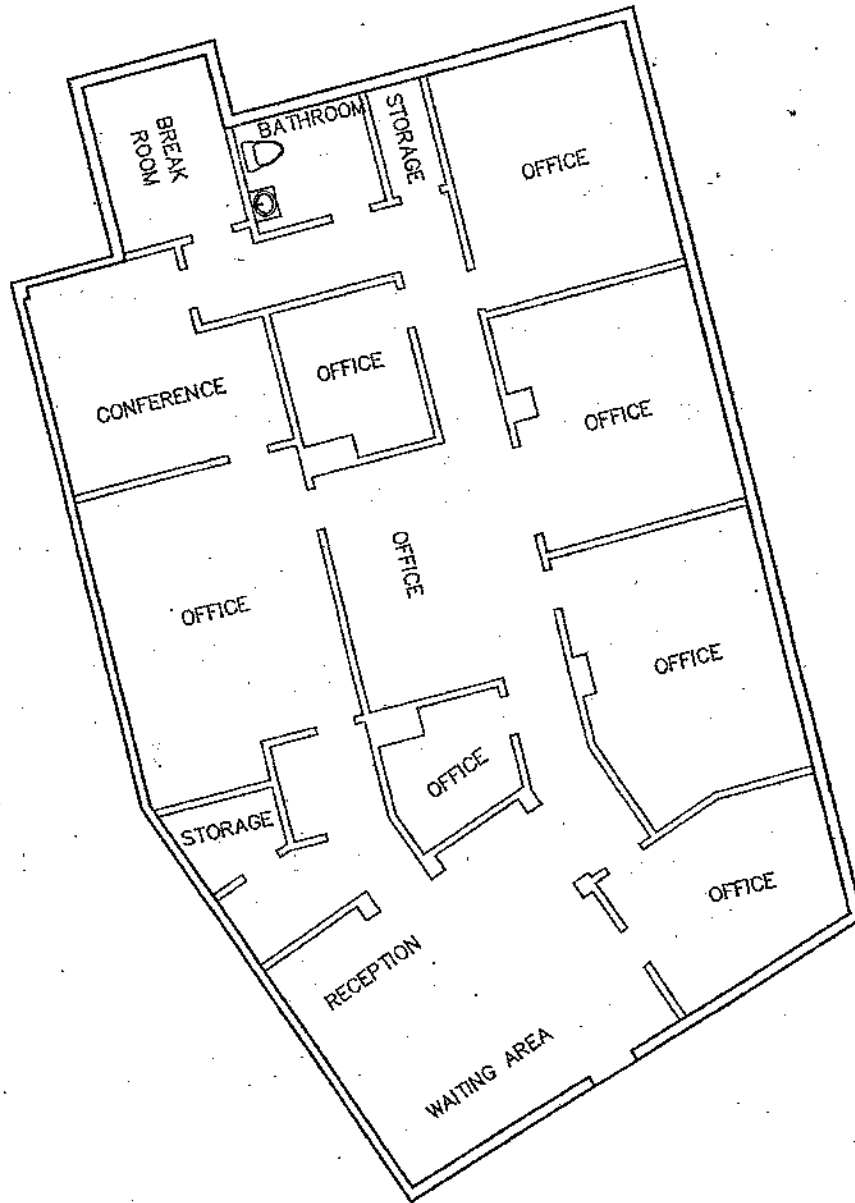
THE HALLMARK OF HOLLYWOOD, A CONDOMINIUM

AMENDMENT

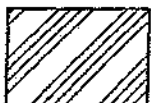
3800 SOUTH OCEAN DRIVE, HOLLYWOOD
LYING AND BEING IN BROWARD COUNTY, FLORIDA

SUITE G-9

2328 sqft±



COMMON ELEMENTS



LIMITED
COMMON ELEMENTS

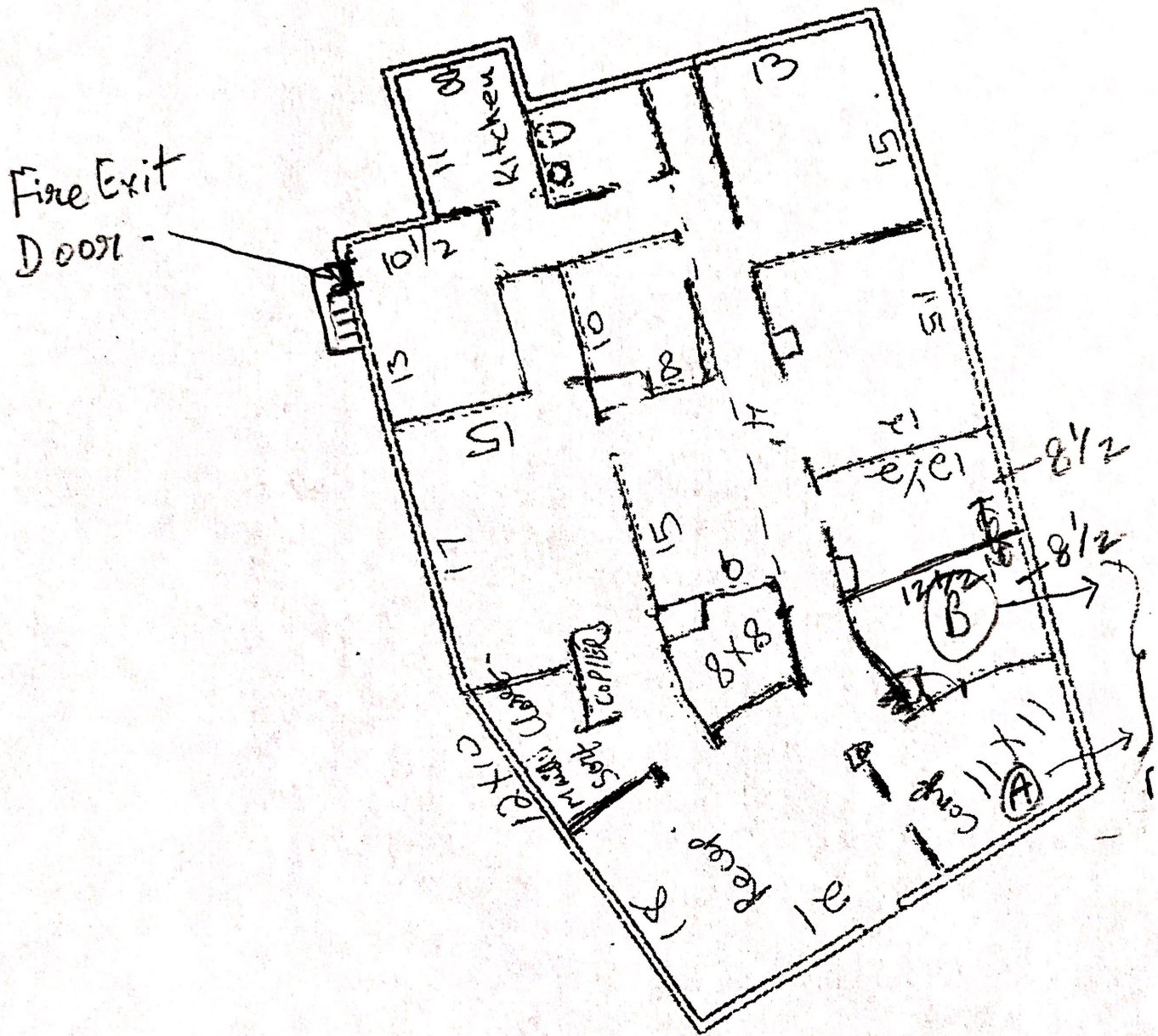
DONALD T. RAMSAY, PSM



Professional Surveyor & Mapper
612 Northwest 162nd Avenue
Pembroke Pines, Florida 33028
Phone & Fax: (954) 435-4754

EXHIBIT "A"

Hallmark of Hollywood Commercial Condominiums
Floorplan



Unit G-9

2593



(d) Fidelity Insurance, if required by applicable law, covering all persons who control or disburse Commercial Association funds, such insurance to be in an amount not less than the maximum funds that will be in the custody of the Commercial Association (or its designated management agent) at any one time. As used in this paragraph, the term "persons who control funds or disburse funds of the Commercial Association" includes but is not limited to, those individuals authorized to sign checks, and the President, Secretary and the Treasurer of the Commercial Association.

(e) Such Other Insurance as the Board of Directors shall determine from time to time to be desirable.

When appropriate and obtainable, each of the foregoing policies shall waive the Insurer's right to: (i) subrogation against the Commercial Association and against the Commercial Unit Owners individually and as a group, (ii) to pay only a fraction of any loss in the event of coinsurance or if other insurance carriers have issued coverage upon the same risk, and (iii) avoid liability for a loss that is caused by an act of the Board of Directors, one or more Commercial Unit Owners or as a result of contractual undertaking. Additionally, each policy shall provide that any insurance trust agreement will be recognized, that the insurance provided shall not be prejudiced by any act or omissions of individual Commercial Units Owners that are not under the control of the Commercial Association, and that the policy shall be primary, even if a Commercial Unit Owner has other insurance that covers the same loss.

12.3 Additional Provisions. All policies of insurance shall provide that such policies may not be canceled or substantially modified without at least thirty (30) days, prior written notice to all of the named insureds, including all mortgagees of Commercial Units. All policies of insurance required to be obtained by the Commercial Unit Owners or Commercial Association hereunder shall be endorsed to and include as an additional loss payee the "The Hallmark of Hollywood, a Condominium." In the event that the Condominium Declaration imposes insurance requirements that exceed those set forth in this Agreement then the Commercial Unit Owners shall comply with such requirements.

12.4 Premiums. Premiums upon insurance policies purchased by the Commercial Association shall be paid by the Commercial Association as a Commercial Common Area Expense. Premiums may be financed in such manner as the Board of Directors deems appropriate.

12.5 Caveat. In no manner shall the Commercial Association be obligated to obtain business interruption insurance for the benefit of the Commercial Units (even if the reason for such interruption is damage to the Commercial Common Areas), and each Commercial Unit Owner is advised to obtain business interruption coverage for its business enterprises.

Section 13: Occupancy And Use Restrictions

In addition to the provisions of the Condominium Declaration, and notwithstanding anything to the contrary set forth therein, in order to provide for congenial occupancy of the Commercial Units and Commercial Common Areas and for the protection of the values of the Commercial Units, the use of the Commercial Units and Commercial Common Areas shall be restricted to and shall be in accordance with the following provisions, in addition to any rules and regulations adopted by the Commercial Association:

13.1 Use and Occupancy. Commercial Units may be used for any lawful purpose by the Owners thereof and their guests, tenants and invitees, subject to the "Prohibited Uses", as hereinafter defined. For purposes hereof, the following shall be prohibited uses of the Commercial Units (the "Prohibited Uses"): use as a (i) manufacturing or industrial operation of any sort; (ii) automobile rental, parts or repair business; (iii) arcade, billiard parlor, pool hall, bowling alley, or skating rink, or for slot machines or "off-track betting" operations; (iv) second-hand and/or rummage shop; (v) taxidermist office; (vi) laundromat; (vii) undertaking establishment; (ix) abortion clinic; (x) adult book and/or adult video store or other use constituting an "adult use" (or other similar-defined terms) pursuant to applicable ordinances and regulations pertaining to the Commercial Property; (xi) tattoo parlor; (xii) a restaurant or food service outlet other than on the first floor of the Building (it being understood and agreed that restaurants or other food service outlets shall be permitted on the first floor of the Building); (xiii)

warehouse; (xiv) auditorium, meeting hall (including, without limitation, for use by civic organizations for their gatherings and/or meetings, commonly known as "social clubs"), school, house of worship, other place of public assembly; (xv) "flea market"; (xvi) gymnasium, health club, sporting event or other sports facility; (xvii) "disco" or other dance hall; (xviii) business operation which is exclusively or primarily dedicated only to the sale and service of alcoholic beverages, including beer, wine and hard liquor (for the purposes of the foregoing, a business shall be deemed to be primarily dedicated to the sale and service of alcoholic beverages if the gross sales proceeds from the sale of such alcoholic beverages for on-site consumption exceeds 80% of the total gross sales proceeds from the operation of such business in the aggregate), provided, however, that the foregoing shall in no event prohibit the operation of a business where more than a majority of the usable square feet therein is dedicated to the sale and consumption of food products, regardless of the gross receipts derived from such sale); and (xix) telemarketer or call-center use (for these purposes, a "telemarketer" or "call-center" use shall mean the installation within premises of numerous work stations or cubicles, each containing means for electronic communication, typically including telephone and computer, each with an employee or other person working at such premises, each engaged in a lawful process of communicating with customers, clients, or others in respect of various lawful enterprises (including sales, promotions, service centers and any other type of communication); provided, however, that the foregoing shall in no event be deemed to prohibit the operation of a business which engages in telemarketing activities ancillary to its primary use). In addition, no Commercial Unit Owner, tenant or other occupant of any portion of any Commercial Unit shall (i) store garbage, trash rubbish or other refuse except in rat proof and insect proof containers inside their respective Commercial Unit which is removed regularly at reasonable intervals, (ii) permit any sound system to be audible outside of a reasonable distance from the door(s) to their respective Commercial Unit or objectionable advertising medium to be visible outside their respective Commercial Unit, (iii) commit or permit waste or a nuisance upon any portion of the Commercial Property including without limitation introduction of noxious, toxic or corrosive fuel or gas or dust or ash, or hazardous or toxic substances or waste as defined by any Federal, State, or local law, ordinance rule or regulation, (iv) permit or cause odors to emanate or be dispelled from the Commercial Unit except for normal cooking aromas or odors, or (v) solicit business in any portion the Commercial Common Area nor distribute advertising materials therein including handbills or other materials distributed upon parked vehicles. Notwithstanding the foregoing, each Commercial Unit shall be used and occupied solely in accordance with applicable zoning and occupancy laws, as may be changed from time to time. The provisions of this subsection shall not be applicable to Commercial Units used by Hallmark Commercial for model offices, sales or other offices or management services, and the provisions of this Section 13.1 shall not be amended without the prior consent of Hallmark Commercial for so long as Hallmark Commercial owns any Commercial Units in the Condominium.

13.2 Antennae and Satellite Dishes. Except to the extent required by applicable law (including, but not limited to, the Federal Telecommunications Act of 1996), no satellite dishes, aerials and antennas and all lines and equipment related thereto shall be permitted on any part of the Commercial Property without the prior written consent of the Board of Directors. The Commercial Association shall have the right and authority, in its sole discretion and from time to time, to promulgate rules and regulations concerning the size and location of and safety restrictions pertaining to the installation of satellite dishes, aerials and antennas and all lines and equipment related thereto, and the location of any permitted satellite dish, aerial or antenna shall be specified by the Board of Directors. Any permitted satellite dish, aerial or antenna shall be properly shielded so that such satellite dish, aerial or antenna is not visible from the ground.

Notwithstanding any provision to the contrary, the Commercial Association, in its discretion and from time to time, shall have the power and ability to erect or install any satellite dish, antenna or aerial or any similar structure on the Commercial Common Area, provided that such satellite dish, aerial or antenna be solely utilized for the reception of television or radio signals to be utilized by the Commercial Unit Owners or for security purposes.

13.3 Signage. Notwithstanding anything to the contrary set forth in Section 3.4.5 or Section 3.5.8 of the Condominium Declaration, no sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed, in, on or upon any part of the Commercial Units or Commercial

Signature