



## CITY PROPERTIES COMPANY

### RIVERGATE COMMONS

3016 U.S. Hwy 301 N, Suite 1000

Tampa, Florida 33619

(813) 740-9452

Ren270@hotmail.com

Greetings Future Tenant,

Thank you for the opportunity to present this lease to you in hope that this facility will assist you in the success of your endeavors.

#### TERMS: 3018- 200

Office space is priced in a condition of "as is", with exception of cosmetics such as painting, cleaning and flooring required.

Any other alterations will be considered as Tenant Improvements and will be the responsibility of the Tenant and Landlord to negotiate such events.

Electricity, water and janitorial services are considered as part of the monthly rent.

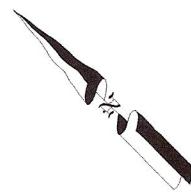
Upon the anniversary of the first year lease a Common Area Maintenance Reconciliation fee will be initiated and due at the end of each of the second and third years . Your pro rata share per square foot will be with a 3% cap of the difference between first year and second year operating expense.

It is important that for the courtesy of the other Tenants that you acknowledge the allotted parking available to your lease as 9 spaces. This also allows you to 9 keys at no charge. Parking is non-designated.

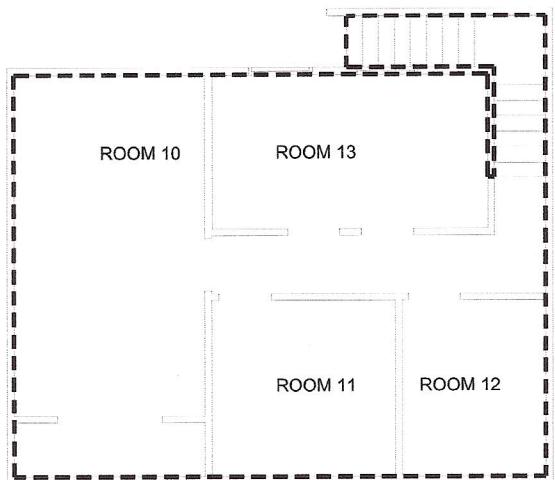
Business hours for the Rivergate Office Complex are 7:00 am – 7:00 pm M-F and 8:00 am to 1:00pm on Sat for purposes of HVAC. Should there come a need on a special occasion to remain later in your office , please notify the management office by noon of that day for that evenings extended service. Any needs more frequent will be considered Electrical Overage and a fee of \$15.00 per hour will be assessed.

This Lease requires that the principals of the Tenant will personally guarantee the obligations of the Tenant under the lease. In the event of a corporation, the principals shall have the option to submit a personal guarantee or financial statement to qualify for tenancy, therefore any and all information is entitled to an obligation of confidentiality.

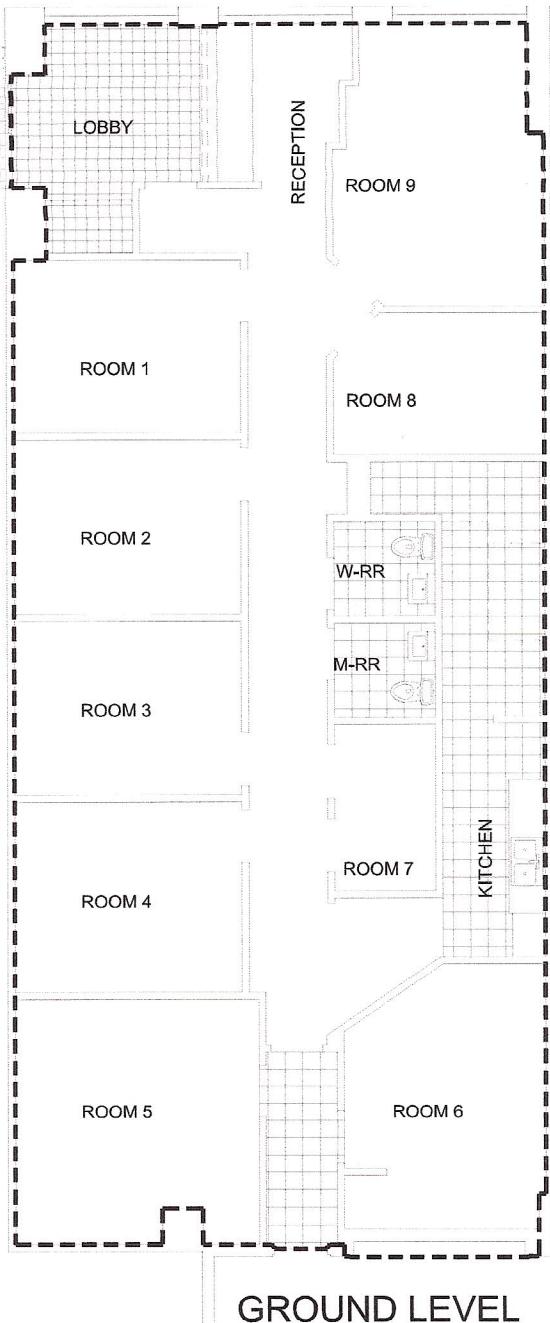
Drawing: E:\Eng\2007\Proj\0007016-Rivergate-City Properties\Building 3018\Suite 3018.dwg Maximum Usable Area Suite 200 - 3018.dwg



MAXIMUM USABLE AREA  
GROUND LEVEL 2114 SF  
MAXIMUM USABLE AREA  
SECOND LEVEL 744 SF



## SECOND LEVEL



## GROUND LEVEL



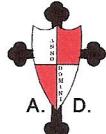
CITY PROPERTIES COMPANY  
RIVERGATE OFFICE

RODNEY ENGLISH PROPERTY MANAGER

3016 U.S. Hwy 301 N. Suite 1000  
Tampa, FL 33619  
(813) 740-9452  
rodcp@tampabay.rr.com

**Building No. 3018      Suite No. 200**

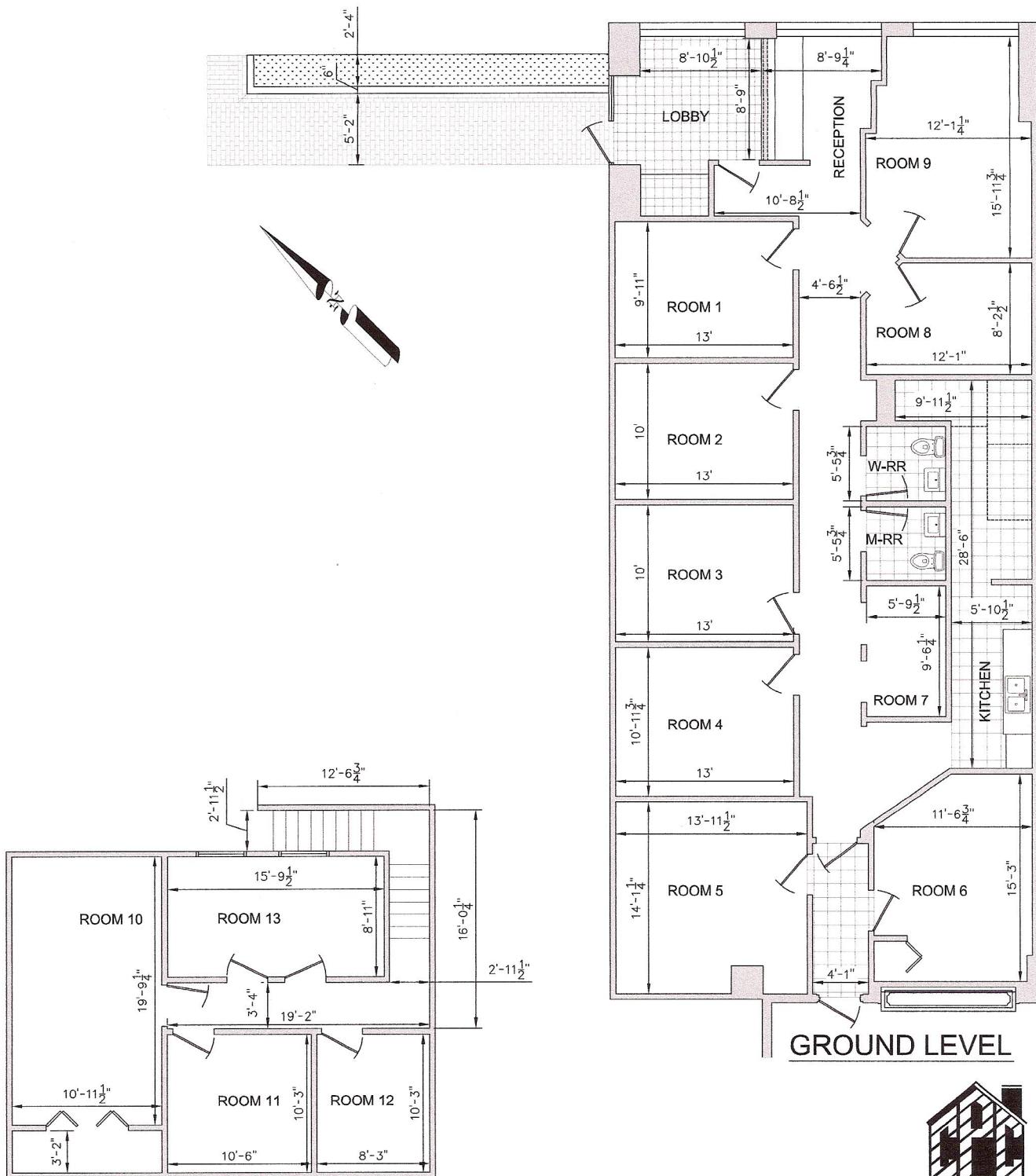
### **Sheet Description: Maximum Usable Area**



**A. D. ENGINEERING, P. A.**  
"ENGINEERING EXCELLENCE"

**CERTIFICATE OF AUTHORIZATION NUMBER 27016**

A.D.E. Project No.  
**AD07016**



## SECOND LEVEL

$$3/32" = 1'-0"$$

0 1 2 4

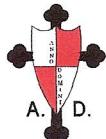
CITY PROPERTIES COMPANY  
RIVERGATE OFFICE

RODNEY ENGLISH PROPERTY MANAGER

3016 U.S. Hwy 301 N. Suite 1000  
Tampa, FL 33619  
(813) 740-9452  
rodcp@tampabay.rr.com

**Building No. 3018      Suite No. 200**

### **Sheet Description: Overall Suite Layout**



**A. D. ENGINEERING, P. A.**  
"ENGINEERING EXCELLENCE"

**ENGINEERING EXCELLENCE**  
**CERTIFICATE OF AUTHORIZATION NUMBER 27016**  
P.O. Box 292028 Tampa, Florida 33687 ph: (813) 579-7254

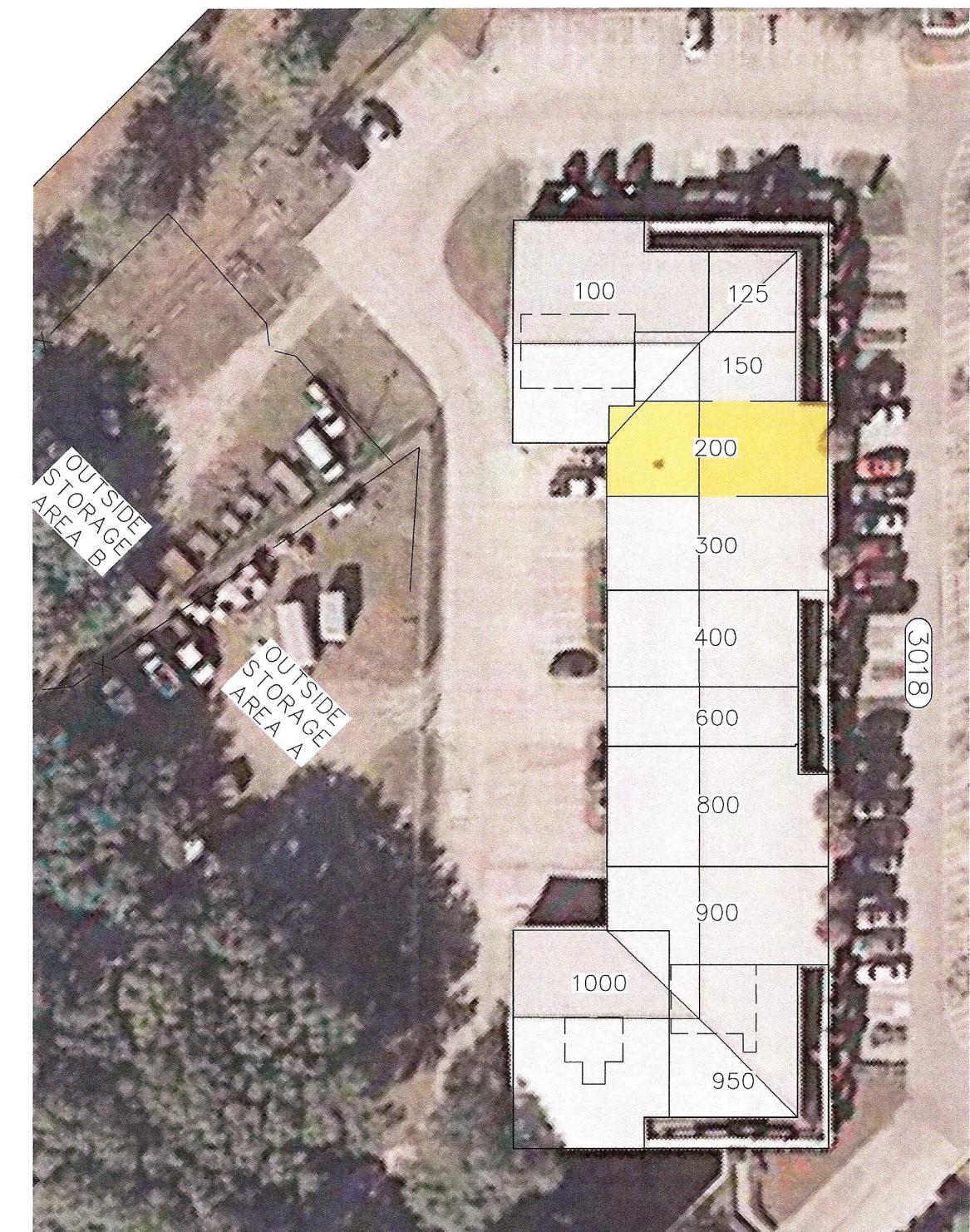
P.O. BOX 292038 Tampa, Florida 33687 ph: (813) 579-7254  
email: [adengineering@myrapidsys.com](mailto:adengineering@myrapidsys.com) fax: (813) 868-0055

A.D.E. Project No.

**Building No. 3018**

**Suite No. 100-1000**

**Sheet Description: Overall Building Layout**



CITY PROPERTIES COMPANY  
RIVERGATE OFFICE



RODNEY ENGLISH PROPERTY MANAGER  
3016 U.S. Hwy 301 N. Suite 1010  
Tampa, FL 33619  
(813) 740-9952  
nodep@tampabay.rr.com

SUITE AREA  
GROUND LEVEL  
SUITE AREA  
2nd LEVEL

1" = 50'  
0 25 50



CERTIFICATE OF AUTHORIZATION NUMBER 27016  
P.O. Box 292039 Tampa Florida 33696  
ph: (813) 740-7254  
fax: (813) 988-0055  
email: adengineering@myaptides.com