



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.

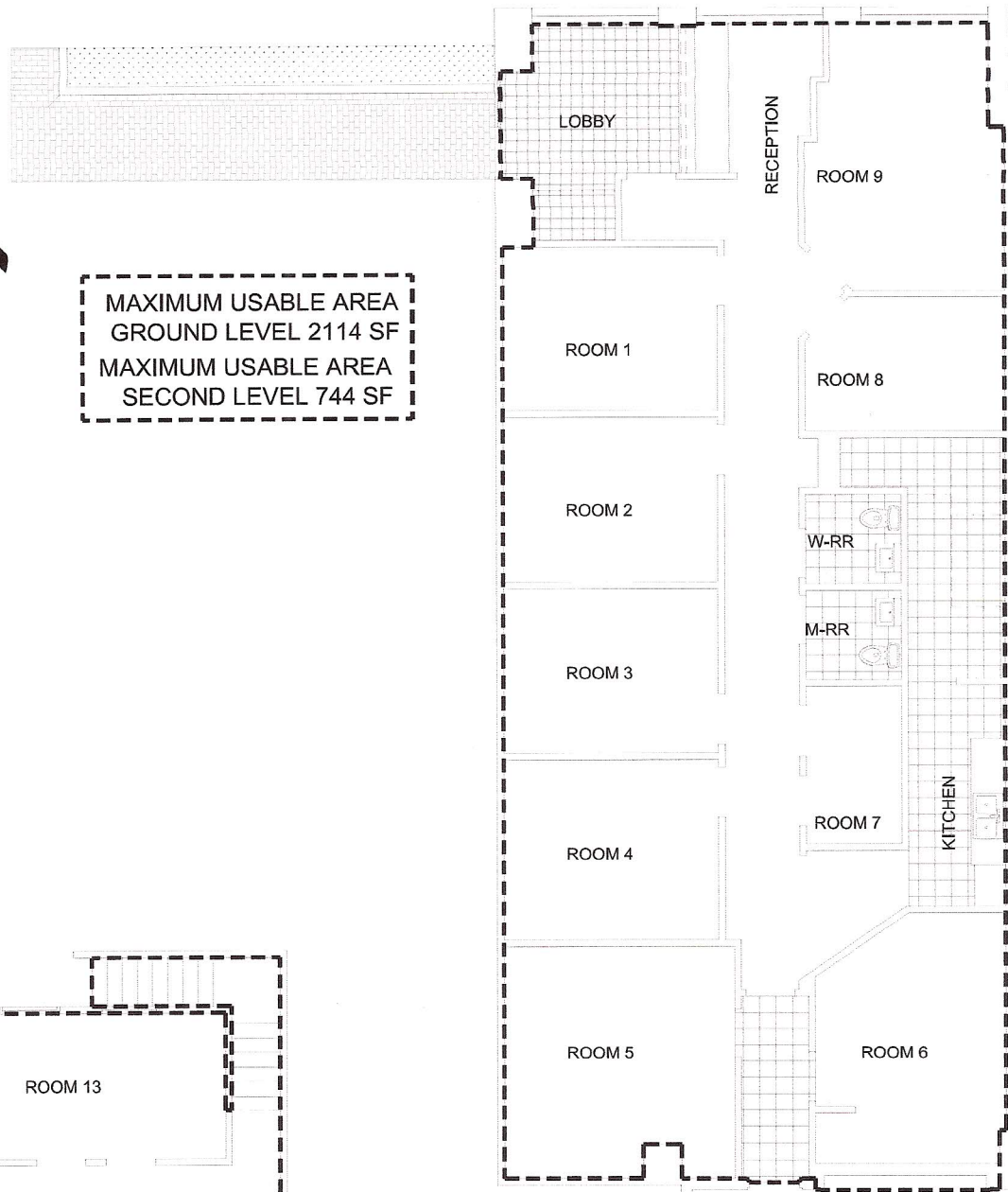
Electricity, water and janitorial services are considered as part of the monthly rent.

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.

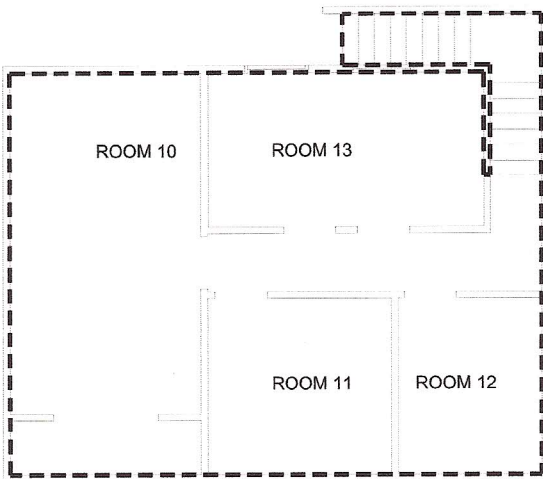
It is important that for the courtesy of the other Tenants that you acknowledge the allotted parking available to your lease as 9 spaces. This also allows you to 9 keys at no charge. Parking is non-designated.

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 principles 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.



GROUND LEVEL



SECOND LEVEL

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

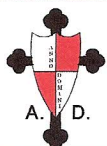

CITY PROPERTIES COMPANY
RIVERGATE OFFICE

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



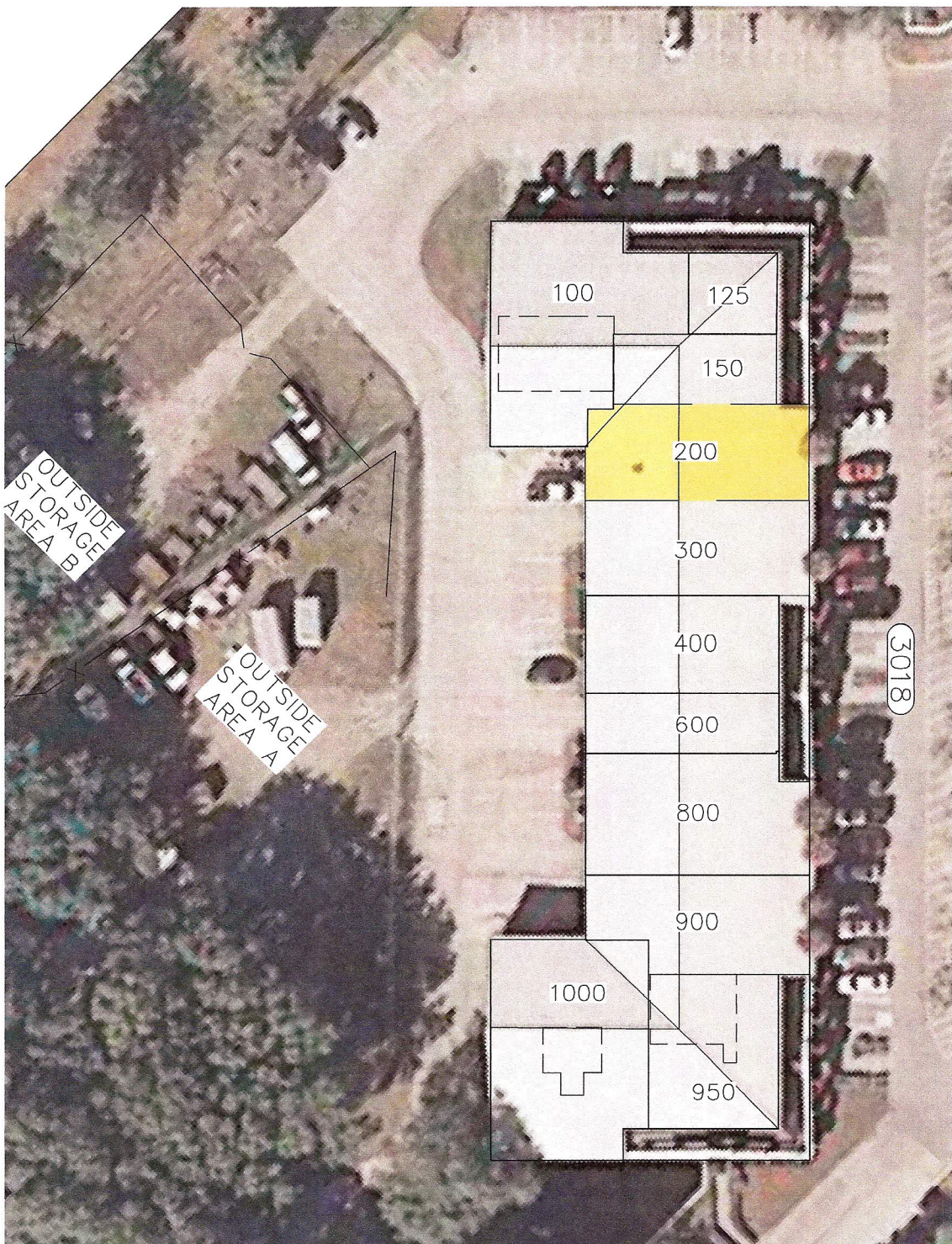
A. D. ENGINEERING, P. A.

"ENGINEERING EXCELLENCE"
 CERTIFICATE OF AUTHORIZATION NUMBER 27016

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

A.D.E. Project No.
AD07016

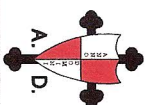
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Building No. 3018

Suite No. 100-1000

Sheet Description: Overall Building Layout



A. D. ENGINEERING, P. A.

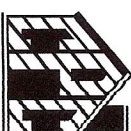
"ENGINEERING EXCELLENCE"

CERTIFICATE OF AUTHORIZATION NUMBER 27016

P.O. BOX 282038 Tampa, Florida 33687 ph: (813) 578-7254
 email: ade@engneertrng.com fax: (813) 888-0055

ADE Project No.
AD07016



| DATE | REVISION |
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 RIVERGATE OFFICE

RODNEY ENGLISH PROPERTY MANAGER

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 Tampa, FL 33609
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 rod@cpd.com

 SUITE AREA
 GROUND LEVEL
 SUITE AREA
 2nd LEVEL

