

BOCA EXECUSPACE OFFICE RENTAL AGREEMENT

THIS RENTAL is made this ___ day of _____, 2014, by and between, Dockside Properties, LLC a Florida Corporation (hereinafter referred to as "LANDLORD"), located at 7999 North Federal Highway, Suite 400 and _____, a _____ Corporation (hereinafter referred to as "TENANT").

The consideration for this agreement is the agreement to pay rent and the mutual promises and covenants set forth herein.

1. **PROPERTY.** The location of the office to be rented is 7999 North Federal Highway, Suite _____, Boca Raton, Florida 33431
2. **USE OF PREMISES:** The property shall be used as an office for administration, imports, and general business uses for up to three employees. There is a \$250.00 charge for each additional employee.
3. **SIZE:** ___ rentable square feet +/- of actual work space.
4. **DELIVERY:** ___ office(s) located on the North side of the building shall be available on or about __/__/__. All space will be delivered in "as is" condition.
5. **RENTAL TERM:** The Rental Term shall commence on __/__/__ and shall expire on __/__/__. **This agreement is for a month to month term unless otherwise agreed.**
6. **EXTENSION OPTIONS:** Any extensions must be negotiated with the LANDLORD.
7. **PAYMENT/DEPOSITS:** Each monthly rent is payment is \$_____ plus 6% Florida State Tax. The first and last month rent is required upon execution of this agreement. The amount of \$_____ plus \$_____. in tax = \$_____. No deposit required.
8. **RENT AMOUNT AND PAYMENT:** Rent for each 1 month period shall which includes Common Area Maintenance, Internet, available desks, chairs, coffee, maid service, electric plus any required City, State or Federal taxes. **Payments are on the 1st of each month. Major Credit Cards Accepted with auto-pay.**
9. **RENT INCREASE:** The rent for the space will automatically increase by 7% of the base rent at the end of each full year of rental.
10. **SIGNAGE:** **Signage is not available.**
11. **PARKING:** TENANT shall be allowed 2 non-designated employee parking spaces per every two hundred (200) square feet of Rental space.
12. **ACCESS:** TENANT and its employees shall have access to the premises twenty-four (24) hours per day, seven (7) days per week, subject to exceptions provided and set-forth in the Rental Agreement.

13. **CLOSED DOOR POLICY:** TENANTS are required to keep their doors closed in order to keep the entire office space/ 4th floor as peaceful as possible for the mutual enjoyment of all tenants. In the event a TENANT refuses or fails to cooperate with the LANDLORD in regards to minimizing noise or any conflicts, LANDLORD will have the right to terminate this RENTAL AGREEMENT immediately and evict the TENANT.

14. **LIMITATION OF LIABILITY:** TENANT agrees that in the event of any case, lawsuit or arbitration brought upon LANDLORD or any of its affiliates for any reason, any damages/award(s) will be limited to be no more than the total amount of rental fees paid by TENANT to LANDLORD during the term of this agreement.

15. **ASSIGNMENT AND SUB-LETTING:** The TENANT has no rights to assign or sublet.

16. **BROKERS AND BROKER'S COMMISSION:** As it pertains to this agreement, neither LANDLORD nor TENANT has utilized the services of a real estate Broker unless LANDLORD is notified in advance.

17. **DEFAULT** If default shall at any time be made by TENANT in the payment of rent when due to LANDLORD as herein provided, and if said default shall continue for fifteen (15) days after written notice thereof shall have been given to TENANT by LANDLORD, or if default shall be made in any of the other covenants or conditions to be kept, observed and performed by TENANT, and such default shall continue for thirty (30) days after notice thereof in writing to TENANT by LANDLORD without correction thereof then having been commenced and thereafter diligently prosecuted, LANDLORD may declare the term of this Rental ended and terminated by giving TENANT written notice of such intention, and if possession of the premises is not surrendered, LANDLORD may reenter said premises at will. LANDLORD shall have, in addition to the remedy above provided, any other right or remedy available to LANDLORD on account of any TENANT default, either in law or equity. LANDLORD shall use reasonable efforts to mitigate its damages. Landlord will have the right to remove 100% of the TENANT owned property to be placed in a secure storage facility of which any charges for storage and shipping will be paid for by TENANT.

18. **PAYMENT DEFAULT** TENANT hereby waives all rights of homestead or exemption in said furniture, fixtures, goods and chattels to which the TENANT may be entitled under the Constitution and laws of this State.

19. **ATTORNEY'S FEES AND COSTS.** In case of the failure of the TENANT to pay the rent or other charges herein reserved when due, and same is collected by suit or through an attorney, the TENANT agrees to pay the LANDLORD reasonable attorney's fees, together with all costs incurred. This Rental shall bind the LANDLORD and the TENANT and their respective heirs, assigns, administrators, legal representatives and executors.

20. **WAIVER OF TRIAL BY JURY.** The parties hereto waive trial by jury and agree to submit to binding arbitration in Palm Beach County, Florida. No action hereunder may be commenced if more than six months after the cause of action giving rise thereto has elapsed.

21. **WAIVER OF DEFENSES.** TENANT hereby waives any and all right to assert affirmative defenses or counterclaims in any eviction action instituted by LANDLORD.

22. **INJUNCTIVE RELIEF.** To the extent cognizable at law, the parties hereto, in the event of breach and in addition to any and all other remedies available thereto, may obtain injunctive relief, regardless of whether the injured party can demonstrate that no adequate remedy exists at law.

23. **GOVERNING LAW** This Agreement shall always be governed, construed, interpreted and litigated by, through and under the Laws of the State of Florida in Palm Beach County.

24. At the option of LANDLORD, collection of billing may be assumed and performed by GlobalTel, Inc. on behalf of Dockside Properties,LLC

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals this ____ day of _____, 20____ .

"LANDLORD"

Steve Williams, Managing Director
Dockside Properties, LLC
7999 North Federal Highway
Suite 400
Boca Raton, FL 33487

"TENANT"