

Memorandum



Date: March 01, 2011

Agenda Item No. 8(F)(1)(C)

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Resolution Approving the Selection of Carlisle Development Group, LLC as the Developer for the Building Better Communities General Obligation Bond (GOB) Request for Qualifications No. 743, NW 7th Avenue Transit Development Project; waiving requirements of Section 2-8.4 of the Miami-Dade Code Pertaining to Bid Protest Procedures; authorizing the County Mayor or the County Mayor's Designee to execute a Ground Lease with Carlisle Development Group, LLC for the stated development concept on County-owned property; and approving the Assignment of Lease Agreement from Carlisle Development Group, LLC to CDG Seventh Avenue Holdings, LLC; and authorizing the County Mayor or the County Mayor's Designee to exercise any and all rights conferred therein.

Recommendation

It is recommended that the Board of County Commissioners adopt the attached resolution approving the selection of Carlisle Development Group, LLC (Carlisle) as the developer for the Building Better Communities General Obligation Bond (GOB) NW 7th Avenue Transit Village Development Project; waiving the requirements of Section 2-8.4 of the Miami-Dade County Code pertaining to bid protest procedures; authorizing the County Mayor or the Mayor's designee to execute the attached Lease and approving the Assignment of Lease Agreement from Carlisle Development Group, LLC to CDG Seventh Avenue Holdings, LLC; and authorizing the County Mayor or the Mayor's designee to exercise any and all rights contained therein. Because the property was purchased with Federal Transit Administration (FTA) funds, the lease agreement is subject to approval by the FTA.

Scope

The NW 7th Avenue Transit Village, a mixed-use transit-oriented development (TOD), will be developed on 2.48 acres of County-owned property located on the south-east quadrant of NW 62 Street and NW 7 Avenue in District 3 with the primary goal of revitalizing the neighborhood's commercial area. Carlisle's proposed development, as outlined in the attached lease for your approval, is comprised of several components:

- a transit hub and bus station with four covered bus bays and amenities for both the drivers and the public contained within an indoor office and waiting area
- two phases totaling at least 161 one, two and three bedroom units targeting families with an income of no more than 60% of the AMI (Area Median Income), with 50% set aside as senior housing
- approximately 27,000 square feet of retail/commercial space

- a new, 120 seat multi-purpose theater for both public and County use with an arts center component attached to the theater
- a multi-level parking garage with adequate parking for all residents, retail customers, and members of the community, including 25 parking spaces dedicated exclusively for transit riders

This property currently contains five buildings which will be demolished as part of the project. Some of the buildings are occupied by month-to-month tenants, who will be given the opportunity to be relocated, in accordance with the Federal Relocation Act, to other commercial space in the area while the project is being built. Upon completion of the new construction, the current tenants will be given the opportunity to lease space in the project.

Background

On July 1, 2008 the Board approved the allocation of \$10,592,300 of GOB project 249 funds (R-780-08) for the development of the affordable housing component of the Transit Village project in District 3. On August 3, 2010 the County Manager authorized the advertisement of Request for Qualifications 743 (RFQ 743) to select a developer for the Project. Proposals were received on September 13, 2010 from four developers: Carlisle Development Group, LLC; RUDG, LLC; Biscayne Housing Group, LLC; and, Matsuda Urban, LLC. The County Attorney's Office ruled that Matsuda Urban, LLC's proposal was non-responsive as it did not include the mandatory bid security check.

Carlisle Development Group, LLC's (Carlisle's) design and approach demonstrated the firm's ability to develop a project that will provide for economic revitalization of the area, enhance transit passenger mobility, reduce traffic congestion in the Liberty City Area, and meet the design guidelines in the solicitation. Additionally, Carlisle's proposed transit component includes a bi-directional bus station, adequate bus accommodation, and a bus circulation system that would allow traffic to continue to flow around the project's three main street frontages.

Carlisle is committed to providing jobs to local residents during construction of this development and has previously demonstrated its commitment to providing jobs to local residents during construction of the Brownsville Transit Village and Beacon developments without any mandate from the County. They have agreed to continue their local jobs initiative throughout the construction of this development. Specifically, they have agreed to offer any available construction jobs to the local residents in the following order of priority (and only to the extent that such priority is in full compliance with any and all federal, state, and local employment laws):

- 1) Miami-Dade County Liberty City Targeted Urban Area
- 2) Miami-Dade County Model City Neighborhood Revitalization Area or Miami-Dade County Little Haiti Targeted Urban Area.
- 3) Commission District 3
- 4) Miami-Dade County

Carlisle estimates that this project will cost approximately \$45 million. In order to raise additional funds, they require Low Income Housing Tax Credits (LIHTC). For the purpose of applying for LIHTC tax credits, the application must be from the separate corporate entity established to develop this project, CDG Seventh Avenue Holdings, LLC. As the RFQ was responded to by the Carlisle Development

Group, LLC (the parent company) to establish its credentials as a responsible developer, Carlisle Development Group, LLC is requesting the Board's approval of the assignment of their lease to their wholly owned subsidiary, CDG Seventh Avenue Holdings, LLC.

Fiscal Impact/Funding Sources

On July 1, 2008 the Board approved Resolution R-780-08 allocating \$10,592,300 of GOB project 249 funds "to fund the development of the affordable housing component of Transit Village in District 3 upon the execution of all necessary agreements." In addition, the original GOB resolution (R-919-04) set aside \$5 million for renovation of the Carver Theater which is presently located across the street from the Project. Consequently, this \$5M in GOB shall be conditioned on the approval of a significant modification as necessary to the GOB line item describing this project. Federal Transit Administration (FTA) funds in the amount of \$3.0 million will be used for the construction of the transit portion of the mixed-use project. MDT has estimated that their monthly budget to operate the Transit Hub, including janitorial, electric, landscaping and other maintenance costs will be approximately \$3,300.

Any allocation of GOB funding is subject to availability; more specifically, the issuance of bonds to finance this mixed use, affordable housing project. The awarded GOB funds will only be used as "gap" financing, and the project will be subject to formal underwriting conducted by an independent underwriter on behalf of the County. Carlisle will be responsible for securing Low Income Housing Tax Credits (LIHTC), housing bonds equity and any/all other financing required for the project. The County will maintain title to the grant site; however, the attached lease awards Carlisle site control through a 65-year lease plus two (2) fifteen (15) year options to renew.

Monitoring

The terms of the attached ground lease will be monitored by Leland Salomon, General Services Administration Real Estate Development Division Director.



Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: March 1, 2011

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(F)(1)(C)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)(C)
3-1-11

RESOLUTION NO. _____

RESOLUTION APPROVING THE SELECTION OF CARLISLE DEVELOPMENT GROUP, LLC, AS THE DEVELOPER FOR THE BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND (GOB) REQUEST FOR QUALIFICATIONS NO. 743, NW 7TH AVENUE TRANSIT DEVELOPMENT PROJECT; WAIVING REQUIREMENTS OF SECTION 2-8.4 OF THE MIAMI-DADE CODE PERTAINING TO BID PROTEST PROCEDURES; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE A GROUND LEASE WITH CARLISLE DEVELOPMENT GROUP, LLC FOR THE STATED DEVELOPMENT CONCEPT ON COUNTY-OWNED PROPERTY; APPROVING THE ASSIGNMENT OF LEASE AGREEMENT FROM CARLISLE DEVELOPMENT GROUP, LLC TO CDG SEVENTH AVENUE HOLDINGS, LLC; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board ratifies and adopts those matters set forth in the foregoing recitals and approves the selection of Carlisle Development Group, LLC as the developer for the Building Better Communities General Obligation Bond (GOB) request for Qualifications No. 743, NW 7th Avenue Transit Development Project; waives the requirements of Section 2-8.4 of the Miami-Dade Code pertaining to bid protest procedures; authorizes the County Mayor or County Mayor's designee to execute the Ground Lease with Carlisle Development Group, LLC for the stated development

concept of County-owned property; approves the Assignment of Lease Agreement from Carlisle Development Group, LLC to CDG Seventh Avenue Holdings, LLC; and authorizes the County Mayor or County Mayor's designee to exercise any and all other rights conferred therein.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro	Lynda Bell
Jose "Pepe" Diaz	Carlos A. Gimenez
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of March, 2011. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

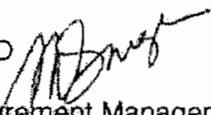
Approved by County Attorney as
to form and legal sufficiency.



Bruce Libhaber

219973
Memorandum

**MIAMI-DADE
COUNTY**

Date: October 15, 2010
To: George M. Burgess
County Manager
Thru: Miriam Singer, CPPO 
Director
Department of Procurement Management
From: J.C. Romano, CPPB
Procurement Contracting Officer
Chairperson, Evaluation/Selection Committee
Subject: Report of Evaluation/Selection Committee for RFQ No. 743: NW 7th Avenue Transit
Development Project

The County issued a solicitation to obtain proposals from qualified firms to develop the NW 7th Avenue Transit Village for the Miami-Dade County General Services Administration, Miami-Dade Transit and the Miami-Dade County Department of Housing and Community Development. The primary objective of the project is to provide a mixed-use, transit-oriented development on a parcel of County owned land that will create a catalyst for the economic revitalization of the area. The project will include the following components:

- a) a multi-story residential component,
- b) ground floor retail space along NW 7th Avenue and Martin Luther King Boulevard (NW 62nd Street),
- c) a community theater,
- d) a new transit hub,
- e) ground level parking and an interior parking garage, and
- f) other retail, office, and community uses and amenities.

The Evaluation/Selection Committee has completed the evaluation of proposals submitted in response to the solicitation following the guidelines published in the solicitation.

Committee meeting dates:

September 3, 2010 (kick-off meeting)

September 17, 2010 (evaluation meeting and scoring)

September 20, 2010 (oral presentation, re-scoring, and recommendation)

Verification of compliance with contract measures:

The Small Business Development Review Committee did not assign any contract measures to this solicitation.

The Miami-Dade Transit Office of Civil Rights and Labor Relations assigned a 25% Disadvantaged Business Enterprise (DBE) goal for the federally funded transit portion of this project. The following proposers qualify for the DBE goal (see attached memo):

Biscayne Housing Group, LLC
Carlisle Development Group, LLC
RUDG, LLC

Verification of compliance with minimum qualification requirements:

The solicitation did not have any minimum qualification requirements.

Local Certified Service-Disabled Veteran's Business Enterprise Preference:

The Local Certified Service-Disabled Veteran's Business Enterprise Preference Ordinance is not applicable due to the funding source.

Summary of scores:

The preliminary scores are as follows:

Pre-Oral Presentations	
<i>Proposer</i>	<i>Total Score</i>
	<i>(max.5000)</i>
1. Carlisle Development Group, LLC	4020
2. RUDG, LLC	3685
3. Biscayne Housing Group, LLC	3130

The Committee decided to hold oral presentations with the three firms.

The final scores are as follows:

Post-Oral Presentations	
<i>Proposer</i>	<i>Total Score</i>
	<i>(max.5000)</i>
1. Carlisle Development Group, LLC	4260
2. RUDG, LLC	3805
3. Biscayne Housing Group, LLC	3375

Local Preference:

The Local Preference Ordinance is not applicable due to the funding source.

Other information:

One proposer, Matsuda Urban LLC, did not meet the submission requirements as the firm did not submit a bid bond in accordance with the solicitation. A request for responsive determination was forwarded to the County Attorney's Office (CAO). The CAO determined the proposal received from Matsuda Urban LLC was non-responsive (attached).

The solicitation included points for Silver Certification Rating from LEED (Leadership in Energy and Environmental Design). Staff from the Office of Sustainability was consulted regarding the application of the points. The staff advised that proposers would submit LEED project checklists in their proposals and that the checklists would provide information for evaluation purposes. At the September 17, 2010 meeting, the Committee scored the proposals. At that meeting, the Committee was advised that points for Silver Certification Rating from LEED should not be scored as the three proposers did not submit the LEED project checklist. However, prior to the oral presentation, this issue was further reviewed and it was determined that the solicitation did not require a project checklist to determine points. Rather, the solicitation requested the proposer to describe its ability to design and obtain a minimum silver certification rating from LEED or a similar organization accredited by the U.S. Green Building Council, which would be scored subjectively based on the information provided. Each proposer did provide a response to this request in its proposal. Therefore, at the September 20, 2010 Committee meeting, the Committee was instructed to score the Silver Certification Rating from LEED points as indicated in the solicitation.

Negotiations:

The Evaluation/Selection Committee recommends that the County enter into negotiations with the highest ranked proposer, Carlisle Development Group, LLC. The General Services Administration will conduct negotiations for all agreements, including the development and lease agreement as well as the General Obligation Bond and Federal funding agreements. The negotiation process will commence as soon as this recommendation is approved.

The negotiations are not expected to be completed in time to get Board approval of the agreements by the December 16, 2010 Low Income Housing Tax Credits early application submittal opening. Therefore, a recommendation to select the developer and authorize the Mayor or Mayor's designee to finalize the Land Lease Agreement, after approval by the County Attorney's Office, pending successful negotiations, will be processed concurrently for consideration and placement on the November 10, 2010 Housing and Community Development Committee. This parallel process will give the County the best opportunity to conduct effective negotiations, while allowing the developer to pursue the tax credits. In order to apply for the tax credits, the developer must show site control.

Consensus Statement:

The Committee determined that the recommended proposer, Carlisle Development Group, LLC (Carlisle), has the capacity to meet the County's objectives for this project. Carlisle's design and approach demonstrated the firm's ability to develop a project that will provide for economic revitalization of the area, enhance transit passenger mobility, reduce traffic congestion in the Liberty City Area, and meet the design guidelines in the solicitation. Carlisle's offer was superior in that their proposed transit component which included a) a bi-directional bus station, b) adequate bus accommodation, and c) a bus circulation system that would allow traffic to continue to flow around the project's major avenues. Carlisle's proposal provided a well developed design with a good tenant mix. The proposed complex is comprised of several components: mixed housing, transit, garage, retail/office, and the redevelopment of the Carver Theater. Additionally, Carlisle demonstrated its success in financing projects and attaining federal low-income tax credits through other previous County contracts.

Copies of the score sheets are attached for each Evaluation/Selection Committee member, as well as a composite score sheet.

Attachments


Approved

George M. Burgess
County Manager

Date

Not Approved

George M. Burgess
County Manager

Date

Date: September 14, 2010

To: J.C. Romano, CPPB
Procurement Contracting Officer
Department of Procurement Management

From: 
Bruce Libhaber
Assistant County Attorney
County Attorney's Office

Subject: Responsiveness Determination on RFP No. 743
NW 7th Avenue Transit Village Development Project

On September 13, 2010, you requested a legal opinion as to the responsiveness of the proposal submitted by Matsuda Urban LLC (Matsuda). I have reviewed the relevant portions of Matsuda's proposal as well as RFP No. 743. Specifically, Section 1.10 of the RFP states "the Proposer must submit a bid security with its Proposal in the amount of \$50,000. This security must accompany the Proposal. Proposals without bid security will be considered non-responsive. Bid security must be in the form of a certified check, cashier's check, an irrevocable letter of credit or surety bond payable to the Board of County Commissioners of Miami-Dade County, Florida."

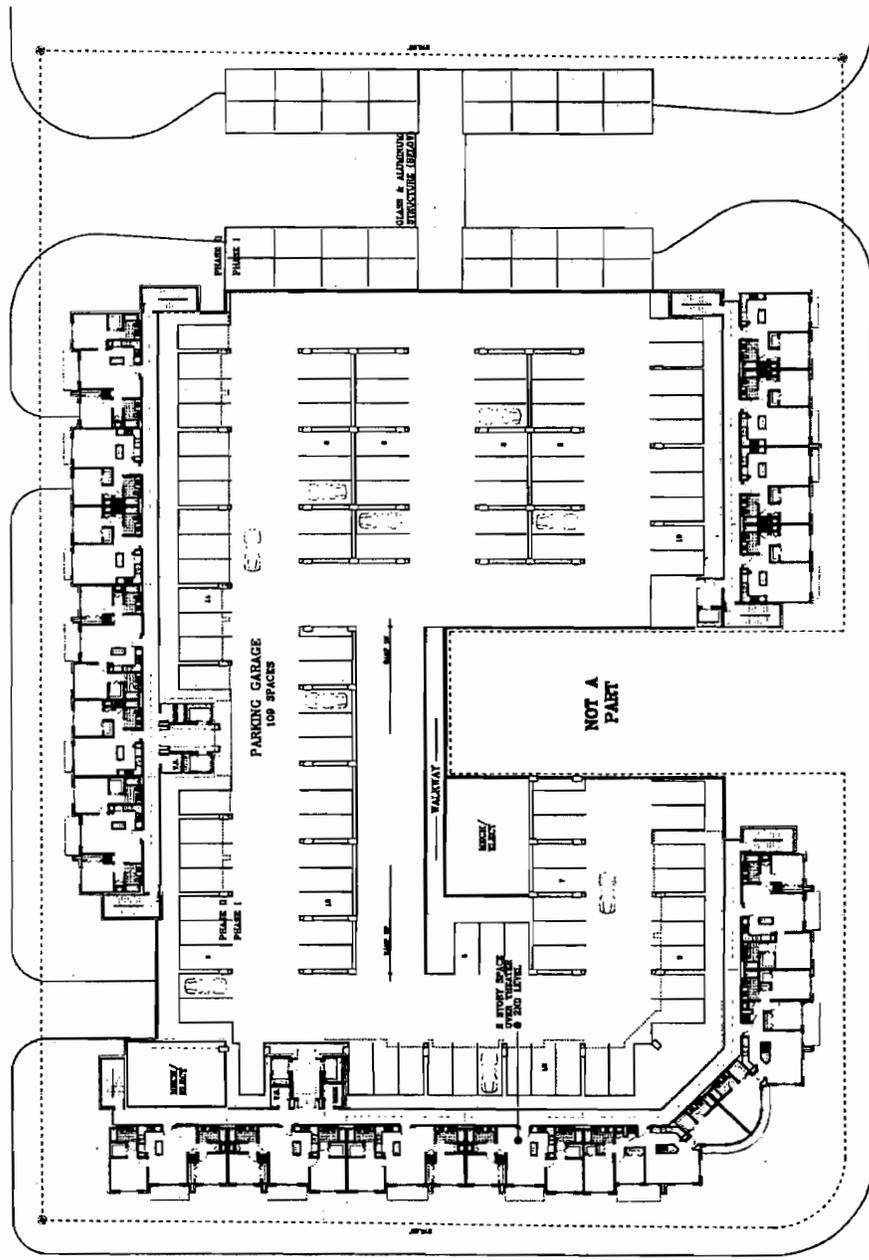
Based on your letter to me dated September 13, 2010 and my review of Matsuda's proposal, it appears that Matsuda did not provide any form of bid security. The clear, unambiguous language of the RFP deems the bid security as mandatory. The RFP clearly indicates the consequence of the failure to comply with this provision. Moreover, if not compelled to comply with this provision, a proposer would enjoy a clear financial and competitive advantage by not needing to post a \$50,000 bid security. For the above mentioned reasons, the proposal submitted by Matsuda shall be deemed non-responsive.

If you have any further questions, please do not hesitate to contact me.

N.W. 6TH COURT

N.W. 62ND STREET

N.W. 7TH AVENUE



COLOR KEY

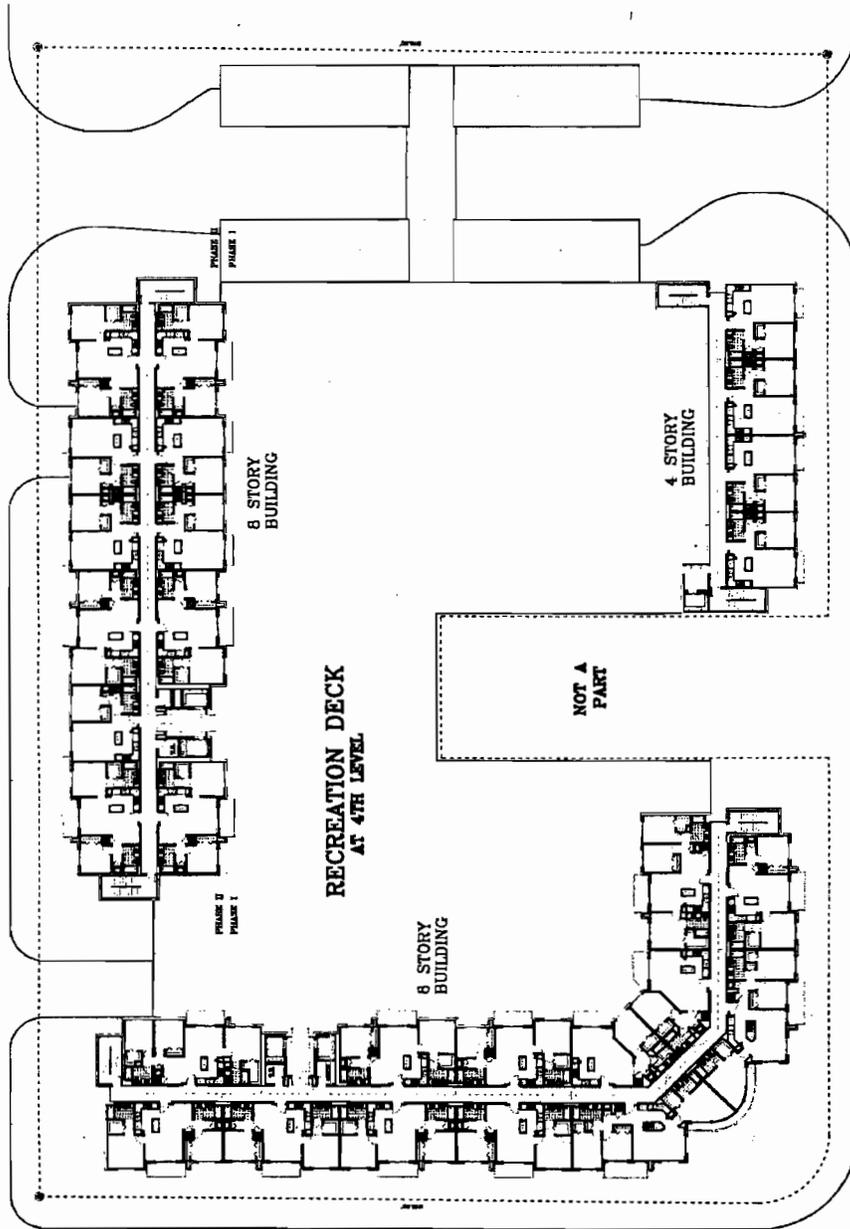
□	MDT FACILITY
□	RETAIL SPACE
□	CIVIC
□	RESIDENTIAL
□	OFFICE/RETAIL
□	MECH./ELEC.

2nd-3rd LEVEL PLAN



SCALE: 1/8" = 1'-0"

N.W. 6TH COURT



N.W. 62ND STREET

N.W. 7TH AVENUE

4th-8th LEVEL PLAN



SCALE: 1/8" = 1'-0"

COLOR KEY

[White Box]	NOT FACILITY
[Light Gray Box]	RETAIL SPACE
[Medium Gray Box]	CIVIC
[Dark Gray Box]	RESIDENTIAL
[White Box]	OFFICE/RETAIL
[White Box]	MECH./ELEC.

**7th AVENUE TRANSIT VILLAGE
LEASE AGREEMENT**

LEASE AGREEMENT

INDEX

ARTICLE 1 Demised Property and General Terms of Lease 2

 1.1 Lease of the Demised Property and Air Rights 2

 1.2 Term of Lease 2

 1.3 Condition Precedent to Effectiveness of Lease 3

 1.4 Conditions Precedent to Commencement of Construction of any Phase 3

 1.5 Conditions Precedent to Construction of Certain Improvements. 3

 1.6 Relocation Plan. 4

 1.7 Performance Bonds..... 4

ARTICLE 2 Certain Defined Terms..... 5

 2.1 Additional Rent..... 5

 2.2 Affordable Housing 5

 2.3 As-Built Plans 5

 2.4 Board..... 6

 2.5 Buildings 6

 2.6 Certificate of Occupancy 6

 2.7 Code 6

 2.8 Commencement Date..... 6

 2.9 Commencement of Construction 6

 2.10 Completion of Construction..... 6

 2.11 Concept Plan 6

 2.12 Construction Phases 6

 2.13 Construction Plans 6

 2.14 Demised Property..... 7

 2.15 Development Rights..... 8

 2.16 Events of Default 8

 2.17 Execution Date..... 8

 2.18 Foreclosure Purchaser..... 8

 2.19 Impositions..... 8

 2.20 Improvements 8

 2.21 Land 8

 2.22 Landlord..... 8

 2.23 Laws and Ordinances..... 8

 2.24 Lease 8

 2.25 Leasehold Mortgage..... 8

 2.26 Leasehold Mortgagee..... 9

 2.27 Reserved..... 9

 2.28 Lender 9

 2.29 Minimum Rent..... 9

 2.30 Mortgage..... 9

 2.31 Parcel..... 9

 2.32 Reserved..... 9

2.33	Permit.....	9
2.34	Reserved.....	9
2.35	Phase or Phases.....	9
2.36	Plans and Specifications.....	9
2.37	Reserved.....	9
2.38	Project.....	9
2.39	Public Areas.....	9
2.40	Rent.....	9
2.41	Reserved.....	10
2.42	Reserved.....	10
2.43	Subleasehold Mortgage.....	10
2.44	Subleasehold Mortgagee.....	10
2.45	Sublease.....	10
2.46	Sublessee.....	10
2.47	Taking.....	10
2.48	Taking Authority.....	10
2.49	Tenant.....	10
2.50	Transit Hub.....	10
2.51	Unavoidable Delays.....	10
ARTICLE 3 RENT.....		11
3.1	Minimum Rent.....	11
3.3	Overpayment of Minimum Rent.....	11
3.4	Outside Date for Project Completion.....	12
3.6	Reserved.....	12
3.8	Discontinued Use of Transit Hub.....	12
3.9	Approved Restriction Adjustments.....	12
ARTICLE 4 Development of Land and Construction of Improvements'.....		13
4.1	Uses of the Demised Property.....	13
4.2	Development Rights and Construction Phases.....	13
4.3	Phased Development.....	14
4.4	Construction; Delegation and Landlord Joinders.....	15
4.5	Miami-Dade County's Rights As Sovereign.....	16
4.6	Conformity of Plans.....	16
4.7	Design Plans; Review and Approval Process.....	16
4.8	Subdivision of Demised Property and "As-Built" Plans.....	17
4.9	Tenant Development Obligations.....	18
4.10	Facilities to be Constructed.....	18
4.11	Progress of Construction.....	18
4.12	Ownership of Improvements.....	18
4.13	Mutual Covenants of Non-Interference.....	19
4.14	Connection of Buildings to Utilities.....	19
4.15	Connection Rights.....	20
4.16	Off-Site Improvements.....	20
4.18	Signage and Landscaping of Entrances.....	20
4.19	Designation of Landlord's Representative.....	20
4.20	Developers or Co-Developers.....	21

4.23	Reserved.....	21
4.24	Reserved.....	21
4.25	Continuing Control	21
4.26	Green Design	22
ARTICLE 5 Payment of Taxes, and Assessments.....		22
5.1	Tenant's Obligations for Impositions	22
5.2	Contesting Impositions	22
ARTICLE 6 Surrender.....		23
6.1	Surrender of Demised Property	23
6.2	Removal of Personal Property	23
6.3	Rights to Personal Property after Termination or Surrender	23
6.4	Survival.....	23
ARTICLE 7 Insurance and Indemnification.....		23
7.1	Insurance	23
7.2	Indemnification.....	24
7.3	Liability for Damage or Injury.....	24
ARTICLE 8 Operation.....		24
8.1	Control of Demised Property	24
8.2	Non-Interference	24
8.3	Repair and Relocation of Utilities.....	25
8.4	Rights to Erect Signs; Revenues Therefrom.....	25
8.5	Landlord's Signs Upon Demised Property.....	26
ARTICLE 9 Repairs and Maintenance		26
9.1	Tenant Repairs and Maintenance.....	26
ARTICLE 10 Compliance with Laws and Ordinances.....		27
10.1	Compliance by Tenant	27
10.2	Contest by Tenant	27
ARTICLE 11 Changes and Alterations to Buildings by Tenant.....		27
11.1	Tenant's Right	27
ARTICLE 12 Discharge of Obligations		28
12.1	Tenant's Duty	28
12.2	Landlord's Duty.....	29
ARTICLE 13 Prohibitions on Use of Demised Property.....		29
13.1	Prohibited Use of Demised Property by Tenant	29
13.2	Dangerous Liquids and Materials	30
13.3	Tenant's Duty and Landlord's Right of Enforcement Against Tenant and Successor and Assignee.....	30
13.4	Designation of Buildings by Name.....	31
ARTICLE 14 Entry by Landlord		31
14.1	Inspection by Landlord of Demised Property.....	31
14.2	Right to Inspect Books and Records of Tenant	31
14.3	Limitations on Inspection	31

ARTICLE 15	Limitations of Liability	32
15.1	Limitation of Liability of Landlord.....	32
15.2	Limitation of Liability of Tenant	32
ARTICLE 16	Damage and Destruction.....	32
16.1	Tenant's Duty to Restore.....	32
16.2	Landlord's Duty to Repair and Rebuild Transit Hub	32
16.3	Interrelationship of Lease Sections	32
16.4	Loss Payees of Tenant-Maintained Property Insurance.....	33
16.5	Repairs Affecting Transit Hub or Demised Property	33
16.6	Abatement of Rent	33
16.7	Termination of Lease for Certain Destruction Occurring During Last Five Years of Lease Term.....	33
ARTICLE 17	Mortgages, Transfers, Subleases, Transfer of Tenant's Interest,	33
17.1	Right to Transfer Leasehold.....	33
17.2	Right to Mortgage Leasehold.....	36
17.3	Notice to Landlord of Mortgage	37
17.4	Notices to Leasehold and Subleasehold Mortgagees and Sublessees.....	37
17.5	Right to Cure Default of Tenant	37
17.6	Leasehold in Reversion and Assignment in Lieu of Foreclosure	39
17.7	Rights to Sublease and Non-Disturbance to Sublessees	40
17.8	Estoppel Certificates from Landlord.....	40
17.9	Limited Waiver of Landlord Lien.....	40
17.10	No Subordination or Mortgaging of Landlord's Fee Title	41
ARTICLE 18	Eminent Domain	41
18.1	Taking of Demised Property	41
18.2	Proceeds of Taking	41
18.3	Partial Taking; Termination of Lease	41
18.4	Partial Taking; Continuation of Lease	42
18.5	Temporary Taking	42
18.6	Additional Takings.....	43
18.7	Inverse Condemnation or Other Damages	43
18.8	Taking by Landlord.....	43
18.9	Involuntary Conversion	44
18.10	Condemnation of Fee Interest.....	44
ARTICLE 19	Default by Tenant or Landlord.....	45
19.1	Events of Default of Tenant.....	45
19.2	Failure to Cure Default by Tenant	45
19.3	Rights of Leasehold Mortgagees, Sublessees and Subleasehold Mortgagees	47
19.4	Surrender of Demised Property	48
19.5	Rights of Landlord after Termination	48
19.6	No Waiver by Landlord	48
19.7	Events of Default of Landlord	49
19.8	Failure to Cure Default by Landlord.....	49
19.9	No Waiver by Tenant.....	49

ARTICLE 20 Notices	50
20.1 Addresses	50
20.2 Method of Transmitting Notice	50
ARTICLE 21 Quiet Enjoyment	50
21.1 Grant of Quiet Enjoyment.....	50
ARTICLE 22 Certificates by Landlord and Tenant.....	50
22.1 Tenant Certificates	50
22.2 Landlord Certificates	51
ARTICLE 23 Construction of Terms and Miscellaneous.....	51
23.1 Severability	51
23.2 Captions	51
23.3 Relationship of Parties	51
23.4 Recording.....	51
23.5 Construction.....	52
23.6 Consents.....	52
23.7 Entire Agreement.....	52
23.8 Successors and Assigns.....	52
23.9 Reserved.....	52
23.10 Holidays	52
23.11 Exhibit and Schedules.....	52
23.12 Brokers.....	52
23.13 Protest Payments.....	53
23.14 Reserved.....	53
23.15 Reserved.....	53
ARTICLE 24 Representations and Warranties.....	53
24.1 Landlord's Representations and Warranties.....	53
24.2 Tenant's Representations and Warranties	54
ARTICLE 25 Equal Opportunity.....	54
ARTICLE 26 Disadvantaged Business Enterprise ("DBE")	55
26.1 Policy	55
26.2 DBE Obligation	55
26.3 Tenant's Plan	56
26.4 Remedies.....	56
26.5 Reports	56
26.6 Discrimination Prohibited.....	56

EXHIBITS:

Exhibit A	Real Property Legal Description
Exhibit B	Concept Plan / Construction Phases

SCHEDULES:

Schedule 1.3	Confirmation of Commencement Date
Schedule 4.14	Connection of Buildings to Utilities
Schedule 7.1	Insurance
Schedule 22.2	Landlord's Estoppel Certificate
Schedule 26.3	Disadvantaged Business Enterprises and Utilization Plan

LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease"), dated as of the ___ day of _____, 2010 ("Execution Date"), is made by and between MIAMI-DADE COUNTY, a political subdivision of the State of Florida, through the Department of Housing and Community Development (hereinafter called "DHCD"), having its principal office and place of business at 701 N.W. 1st Court, Suite 1400, Miami, Florida 33136, and Miami-Dade Transit (hereinafter called "MDT"), having its principal office and place of business at 701 N.W. 1st Court, Suite 1700, Miami, Florida 33136 (together hereinafter called "Landlord"), and CARLISLE DEVELOPMENT GROUP, LLC, a Florida limited liability company, having its principal office and place of business at 2950 SW 27th Avenue, Suite 200, Miami, Florida 33133 ("hereinafter called Tenant").

WITNESSETH:

A. Landlord owns certain real property located in Miami-Dade County, Florida, as more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Demised Property").

B. Landlord has recognized the potential for public and private benefits through the creation of an overall unified development including retail, commercial and residential uses, and a community theater and arts center within the Demised Property, and a transit component including:

- (i) four (4) covered bus bays with open-air pedestrian waiting areas;
- (ii) twenty-five (25) parking spaces for use by MDT employees and customers; and
- (iii) approximately 3,000 square feet of indoor space near the bus bays for use by MDT employees or customers, such uses to be designed for, at a minimum, waiting areas, offices and restrooms for MDT employees and customers.

Additionally, Tenant shall provide (a) electrical or data conduits for the MDT's future installation of four (4) "Easy Card Vending Machines" or other kiosks and closed captioned television, and (b) electrical or data conduits for the MDT's future installation of four (4) hybrid bus charging stations at each proposed bus bay (together with items (i), (ii) and (iii) above, collectively called the "Transit Hub").

C. Tenant submitted to Landlord a response to a Request for Qualifications No. 743, NW 7th Avenue Transit Village Development Project (the "RFQ") for the Demised Property, which response was selected by the Landlord, over and above responses from other entities, as being the most appropriate use for the Demised Property. The Tenant's response is referred to herein as the "Development Concept".

D. Landlord considers that the Development Concept submitted by Tenant reflects the kind of transit-oriented development that Landlord wishes to see implemented, and that

Tenant's proposal will, upon completion, demonstrate and reinforce the link between transit and the community, and promote and increase public transit usage. Landlord also considers that Tenant's Development Concept will, upon implementation, provide for important and needed neighborhood improvements and economic stimulus in the area around the Demised Property, serve as a positive model for transit-oriented development generally, and promote further economic development in Miami-Dade County generally.

E. Landlord therefore desires to lease the Demised Property to Tenant to enable Tenant to develop the Demised Property as provided herein. Tenant desires to lease the Demised Property from Landlord for such purposes.

F. Landlord and Tenant mutually covenant and agree that this Lease is made upon the agreements, terms, covenants and conditions hereinafter set forth. Capitalized terms used herein in this Lease without being defined elsewhere herein shall have the definitions set forth in Article 2 hereof.

ARTICLE 1
DEMISED PROPERTY AND GENERAL TERMS OF LEASE

1.1 Lease of the Demised Property and Air Rights. In accordance with (a) Chapter 125, Florida Statutes; (b) the powers granted to Landlord pursuant to the authority properly delegated by the Florida legislature; and (c) the authority to lease real property and air rights over real property belonging to Miami-Dade County; and, for and in consideration of the rents, covenants and agreements specified herein, and the easements reserved unto Landlord, its successors and assigns, Landlord agrees, pursuant to the terms of this Lease, and does hereby lease and demise unto Tenant, its successors and assigns, and Tenant does hereby take and hire, upon and subject to the conditions and limitations herein expressed, the Demised Property in its as-is condition; reserving to Landlord the rights described herein; to have and to hold the same unto Tenant, its successors and assigns, for the Term (see legal description of the Demised Property, attached hereto, labeled as Exhibit A, and incorporated herein by reference). Tenant shall have and hold, exclusively, the Development Rights pertaining to the Demised Property, subject to the terms, conditions, covenants and procedures set forth herein.

1.2 Term of Lease.

(a) **Commencement Date and Term.** The term of this Lease shall be for sixty-five (65) years, plus two (2) options to extend the Term each for fifteen (15) years, which may be exercised at the option of the Tenant (provided the Tenant is not then in default under this Lease and is current with respect to all leasehold obligations), with the consent of the Landlord, which shall not be unreasonably withheld or delayed, commencing on the Commencement Date (as defined in Section 1.3) and ending on the date which is sixty-five (65) years from the Commencement Date ("Term"), unless earlier terminated as provided for herein. At the expiration or earlier termination of the Term, the Demised Property shall revert back to Landlord, and all improvements thereon (except Tenant's or third-parties' removable personal property or fixtures) shall become the property of the Landlord.

(b) **Possession.** Landlord shall deliver possession of the Demised Property on the Commencement Date, at which time Tenant shall take possession thereof. Tenant shall, at its

cost, provide (set aside) and maintain not less than twenty five contiguous parking spaces for the Landlord and the patrons utilizing the Transit Hub adjacent to the Demised Property.

(c) **Sublease of Transit Hub.** Upon completion of construction of the Transit Hub, that portion of the Demised Property comprising the Transit Hub (as outlined on the Concept Plan attached hereto as Exhibit "B" (the "Concept Plan"), subject to modification as provided herein) shall be subleased back to Landlord, in consideration of the payment of \$10.00, and Landlord shall thereafter be responsible for the operation and maintenance of the Transit Hub.

1.3 Condition Precedent to Effectiveness of Lease. This Lease shall become effective ten (10) days after the date of its adoption by the Board of County Commissioners, unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by Miami Dade Board of County Commissioners. Additionally, this Lease shall not become effective until approved by the Federal Transit Administration. The date on which this Lease becomes effective as provided herein is called the "Commencement Date". The Commencement Date will be confirmed in the Confirmation of Commencement Date to be executed by the parties in the form attached as Schedule 1.3 hereto. Further, and irrespective of the foregoing, the Tenant hereby agrees that this Lease is contingent upon the Tenant securing the necessary Low Income Housing Tax Credits for Phase I within two (2) years following the Commencement Date. Should the Tenant fail for any reason to secure the necessary tax credits for Phase I of the Project within two (2) years following the Commencement Date, the Landlord shall have the right, within its sole discretion, to terminate this Lease without any compensation, whatsoever, to the Tenant. After Phase I, should the Tenant fail to secure the necessary tax credits for Phase II of the Project by the date which is two (2) years following the date of the closing of the construction financing for Phase I, then the Landlord shall have the sole right to terminate this Lease without any compensation, whatsoever, to the Tenant as to Phase II only.

1.4 Conditions Precedent to Commencement of Construction of any Phase. Before Commencement of Construction of any Phase, and in addition to the submission and approval process specified in Article 4 for construction generally, Tenant shall comply with the MDT submittal and review processes by submitting (a) the site plan to DHCD, and (b) the Plans and Specifications for each Phase of the Project to MDT, and all applicable hearing processes. In addition, the Tenant shall also supply the Landlord with a courtesy copy of such Plans and Specifications before Commencement of Construction of any Phase of the Project.

1.5 Conditions Precedent to Construction of Certain Improvements. Tenant shall have no duty to construct the community theater and arts center contemplated to be located on the Demised Property (the "Theater") unless and until the non-profit owned general partner (the "Non-Profit GP") of Tenant's Sublessee that is developing Phase I (the "Phase I Sublessee") shall have obtained an award of funding from the allocation of general obligation bonds issued by Miami-Dade County, subject to standard underwriting guidelines, for construction of the Theater, to be loaned by the Non-Profit GP to the Phase I Sublessee to on terms and conditions acceptable to Tenant and the Phase I Sublessee in their reasonable discretion, in an amount which is not less than Five Million Dollars (\$5,000,000). Further, Tenant shall have no duty to construct the Transit Hub unless and until the Non-Profit GP of the Phase I Sublessee shall have obtained an award of funding from the allocation of funds sourced from the Federal Transit

Administration, subject to standard underwriting guidelines, for construction of the Transit Hub, to be loaned by the Non-Profit GP to the Phase I Sublessee to on terms and conditions acceptable to Tenant and the Phase I Sublessee in their reasonable discretion, in an amount which is not less than Three Million Dollars (\$3,000,000). Finally, Tenant shall have the right to terminate this Lease in the event that the Non-Profit GP of the Phase I Sublessee shall be unable to obtain an award of funding from the allocation of general obligation bonds issued by Miami-Dade County, subject to standard underwriting guidelines, for construction of the residential component of the Project, to be loaned by the Non-Profit GP to the Phase I Sublessee to on terms and conditions acceptable to Tenant and the Phase I Sublessee in their reasonable discretion, in an amount which is not less than Ten Million Dollars (\$10,000,000). It is acknowledged by Tenant that the documentation for said general obligation bonds will include a requirement that Tenant pay certain fees associated with the Landlord's monthly inspection of construction of the Project and approval of draws of the bond proceeds.

1.6 Relocation Plan. Landlord and Tenant acknowledge that there are currently tenants on the Demised Property who will be given the opportunity to be relocated to other premises, and if they so desire, upon satisfaction of applicable qualifications, to return to the Demised Property as ground floor retail tenants following the completion of construction of Phase I of the Project. Tenant will comply with the provisions of the Uniform Relocation Act in providing alternate premises for those tenants who desire to participate in such relocation.

1.7 Performance Bonds.

(a) Pursuant to s. 225.05 of the Florida Statutes, Tenant shall furnish an assurance of completion prior to Commencement of Construction of each Phase. Tenant shall require its general contractor to ensure that such assurance covers Landlord and Tenant. This assurance may be:

- (1) A performance and payment bond in a penal sum of 100 percent of the hard construction costs of construction of the improvements in each Phase; or, as may be required or permitted by State law;
- (2) Separate performance and payment bonds, each for 50 percent or more of the contract price;
- (3) A 20 percent cash escrow; or
- (4) A 25 percent irrevocable standby letter of credit issued by a Florida-chartered bank or national bank operating in Florida may be acceptable in lieu of the payment and performance bond based on industry standards and the Tenant's and its general contractor's organizational capacity, track record, and experience.

(b) Bonds must be obtained from guarantee or surety companies acceptable to the U.S. Government and authorized to do business in Florida. Individual sureties will not be considered. U.S. Treasury Circular Number 570, published annually in the Federal Register, lists companies approved to act as sureties on bonds securing

Government contracts, the maximum underwriting limits on each contract bonded, and the States in which the company is licensed to do business. Use of companies listed in this circular is mandatory. Free copies of the circular may be obtained by writing directly to: U.S. Department of Treasury, Financial Management Service, Surety Bond Branch, 401 14th Street, SW, 2nd Floor, West Wing, Washington, D.C. 20226.

(c) Each bond shall clearly state the rate of premium and the total amount of premium charged. The current power of attorney for the person who signs for the surety company must be attached to the bond. The effective date of the power of attorney shall not precede the date of the bond. The effective date of the bond shall be on or after the execution date of the contract.

(d) Failure by the Tenant and its general contractor to obtain the required assurance of completion within the time specified, or within such extended period as the Landlord may grant based upon reasons determined adequate by the Landlord, shall constitute a default under this Lease.

ARTICLE 2

CERTAIN DEFINED TERMS

In addition to other capitalized terms as defined in the introductory recitals or elsewhere in this Lease, when used in this Lease, the terms set forth below, shall be defined as follows:

2.1 Additional Rent shall mean a percentage of the rent the Tenant charges to its commercial and/or retail sub-tenants ("Retail Tenants"). The amount of the percentage shall be five (5%) percent of the actual rent, excluding any type of common area maintenance (CAM) charges imposed by the Tenant for payment or reimbursement of such expenses. CAM charges are defined herein as overhead costs such as electricity, water, taxes and/or other operating expenses that are being paid or reimbursed to the Tenant, from any Retail Tenant. The Tenant shall also be permitted to exclude (net out) from the calculation of Additional Rent the following two (2) items: (a) the cost of brokerage commissions applied against the gross rent amount over the term of the lease to the Retail Tenant, and (b) sales tax remitted to the Department of Revenue on such rentals.

2.2 Affordable Housing shall mean housing affordable to natural persons or families whose total annual household incomes does not exceed sixty (60%) percent of the area median income of Miami-Dade County, adjusted for household size.

2.3 As-Built Plans shall mean the final and permanent record of the actual structures that are developed on the Demised Property. As-Built Plans are the design and Construction Plans checked in the field for accuracy and revised to show the actual condition, locations, elevations, and specifications of materials for the constructed Improvements and utilities, including, but not limited to, storm water management areas such as retention and detention basins. Actual location of structures, including top of building foundation grades summits and other key locations are to be shown on the As-Built Plans.

2.4 **Board** shall mean the Board of County Commissioners of Miami-Dade County, Florida.

2.5 **Buildings** shall mean the buildings or structures (as the context indicates) and other Improvements to be erected on, above, or below the Demised Property, or a portion thereof, in accordance with Article 4 below (including any replacements, additions and substitutes thereof).

2.6 **Certificate of Occupancy** shall mean the certificate issued by the governmental agency and/or department authorized to issue a certificate of occupancy or certificate of completion, as applicable, evidencing that the applicable Buildings is (are) ready for occupancy in accordance with applicable Law or Ordinance.

2.7 **Code** shall mean the Code of Miami-Dade County or the City of Miami, as applicable.

2.8 **Commencement Date** shall be the date on which Tenant shall take possession of Demised Property in accordance with Section 1.3, as to be confirmed by execution of the form attached as Schedule 1.3.

2.9 **Commencement of Construction and commenced**, when used in connection with construction of a Phase or the Project, as the case may be, shall mean the earlier of the filing of the notice of commencement under Florida Statutes Section 713.13 or the visible start of work on the site of a Phase or the Project, including on-site utility, excavation or soil stabilization work. In order to meet the definition of "Commencement of Construction" or "commenced", such filing of notice or visible start of work must occur after Tenant has received a building permit for the particular Phase of the Project on which construction is proposed to commence.

2.10 **Completion of Construction** shall mean, for any Phase, the date a temporary or permanent Certificate of Occupancy is issued for that Phase.

2.11 **Concept Plan** shall mean and refer to the overall site plan, Building elevations, space plans, configuration of Improvements and program summary as articulated for the Project, in draft, which, in its current version as of the Commencement Date is illustrated Exhibit "B", and incorporated herein by reference, subject to such modifications as may hereafter be made as provided herein.

2.12 **Construction Phases** shall mean the division of the Project into two (2) separate Phases, as further described in Sections 4.2 and 4.3 and as illustrated the Concept Plan attached hereto as Exhibit "B". For purposes of development, construction, and mortgaging of each Phase, notwithstanding the fact that Phases are identified numerically, there shall be no obligation to construct Phases One or Two in that chronological order.

2.13 **Construction Plans** shall consist of final design plans for particular improvements comprising a Phase, the drawings and specifications for which are in a format with sufficient detail as required to obtain building permits for such improvements and as further described in Section 4.6 and 4.7.

2.14 **Demised Property** shall mean collectively the property described in Exhibit "A", consisting of the Land, the air rights above the Land, and easements, rights-of-way and all appurtenances thereto leased to Tenant, in its as-is condition, pursuant hereto, as follows, all of which are and shall be subject to the remaining provisions of this Lease:

(a) The "Air Rights" portion of the Demised Property, which shall mean the airspace above the Land;

(b) Except to the extent reserved herein to Landlord, the drains, utility lines, or other easements, and improvements of Landlord located in areas within or adjacent to the Demised Property may be used by Tenant in connection with the Project, and any such use shall be set forth in the Plans and Specifications;

(c) Such rights of support and rights of use in respect of, if necessary, supports, and foundations for the support of the Demised Property and other improvements thereon;

(d) The right of access to erect, maintain, repair, renew and replace such supports, foundations, and other improvements;

(e) The right to construct, install and maintain within the area of pedestrian ingress, egress and passageway in the Transit Hub, signs for the purpose of advertising the Project, or events, activities or operations in the Project, or other commercial or public service advertising; provided, however, that the design, size and location of the structures in which the signs are posted shall be subject to the approval of Landlord in accordance with the other terms of this Lease;

(f) All development rights, if any, with respect to the Demised Property, if any, owned or held by, or vested with, or issued in favor of or inuring to Landlord.

RESERVING UNTO LANDLORD, subject to the remaining provisions of this Lease, the following:

(i) the permanent and perpetual non-exclusive right of ingress, egress and passageway in, over, through and across the Public Areas of the Demised Property which shall be necessary or desirable for entrance, exit and passageway of persons and property, including vehicles, to and from the Transit Hub and the parking areas; provided, however, that all entrances, exits and passageways to be used in exercising such right shall be as set forth in the Plans and Specifications;

(ii) all subsurface rights under the sidewalks, streets avenues, curbs and roadways fronting on and abutting the Demised Property for the purpose of maintaining subsurface supports, utilities and other infrastructure;

(iii) the permanent and perpetual non-exclusive right to use the space located in the Public Areas of the Demised Property solely for the purpose of ingress and egress of passengers using the Transit Hub and the parking areas, as well as for the transportation of

baggage, mail, supplies and materials of such passengers, from the Demised Property, public thoroughfares and the Transit Hub; and

(iv) the permanent and perpetual non-exclusive right to use and occupy the space located in the Public Areas of the Demised Property to be occupied by Station signs, which signs shall be approved by Tenant as to location and size.

2.15 Development Rights shall mean, for purposes of the Demised Property and this Lease, the rights granted pursuant to this Lease to Tenant and/or its Sublessees or co-developers to develop the Project in one or two Phases.

2.16 Events of Default shall be as defined in Section 19.1 (as to Events of Default by Tenant) and Section 19.7 (as to Events of Default by Landlord).

2.17 Execution Date shall mean that date on which both parties to this Lease have signed the document and entered the date of the Lease.

2.18 Foreclosure Purchaser shall have the meaning ascribed to such term in Section 19.3(b) herein.

2.19 Impositions shall mean all ad valorem taxes, special assessments, sales taxes or any other levies by any governmental entity with appropriate jurisdiction.

2.20 Improvements shall mean the Buildings to be constructed on the Demised Property, and the parking areas (including garages), hardscaping and landscaping, other structures, facilities or amenities, and all related infrastructure, installations, fixtures, equipment, utilities, site-work and other improvements existing or to be developed upon the Demised Property.

2.21 Land shall mean the real property as legally described in Exhibit "A".

2.22 Landlord shall mean Miami-Dade County, a political subdivision of the State of Florida.

2.23 Laws and Ordinances shall mean all present and future applicable laws, ordinances, rules, regulations, authorizations, orders and requirements of all federal, state, county and municipal governments, the departments, bureaus or commissions thereof, authorities, boards or officers, any national or local board of fire underwriters, or any other body or bodies exercising similar functions having or acquiring jurisdiction over all or any part of the Demised Property.

2.24 Lease shall mean this Lease (including all exhibits and schedules) and all amendments, supplements, addenda or renewals thereof.

2.25 Leasehold Mortgage shall mean a mortgage or mortgages or other similar security agreements given to any Leasehold Mortgagee of the leasehold interest of Tenant (or a Sublessee) hereunder, and shall be deemed to include any mortgage or trust indenture under which this Lease shall have been encumbered.

2.26 **Leasehold Mortgagee** shall mean the holder of a Leasehold Mortgage, as reasonably approved by Landlord, and the successors or assigns of such holder, mortgagee or beneficiary, and shall be deemed to include the trustee under any such trust indenture and the successors or assigns of such trust.

2.27 **Reserved.**

2.28 **Lender** shall mean any Leasehold Mortgagee or Subleasehold Mortgagee.

2.29 **Minimum Rent** shall have the meaning ascribed to such term in Section 3.1.

2.30 **Mortgage** shall mean a Leasehold Mortgage or Sublease Mortgage.

2.31 **Parcel** shall have the same meaning as the Demised Property.

2.32 **Reserved.**

2.33 **Permit** shall mean any permit issued or to be issued by the appropriate governmental agency and/or department authorized to issue such permits, including but not limited to applicable permits for construction, demolition, installation, foundation, dredging, filling, the alteration or repair or installation of sanitary plumbing, water supply, gas supply, electrical wiring or equipment, elevator or hoist, HVAC, sidewalk, curbs, gutters, drainage structures, paving and the like.

2.34 **Reserved.**

2.35 **Phase or Phases** shall have the meaning ascribed to such terms in Section 4.3 of this Lease, and shall mean the same as the definition for Construction Phases (see definition in 2.12).

2.36 **Plans and Specifications** shall mean the plans and specifications for all the work in connection with the demolition or alteration of existing Improvements, and the alteration, construction and reconstruction of each Phase of the Project required to be done or performed hereunder and shall include any changes, additions or modifications thereof, provided the same are approved as provided herein.

2.37 **Reserved.**

2.38 **Project** shall mean the overall development of all Phases of the Development Concept on the Demised Property, substantially as described in Section 4.3, and in the Plans and Specifications to be submitted by Tenant, which may be amended and/or revised from time to time with the prior written approval of the Landlord.

2.39 **Public Areas** shall mean the areas of the Demised Property which are generally available and open to the public during normal business hours, but shall not include common areas in the residential component of the Project.

2.40 **Rent** shall mean Minimum Rent.

2.41 Reserved.

2.42 Reserved.

2.43 Subleasehold Mortgage shall mean a mortgage or mortgages or other similar security agreements given to any Subleasehold Mortgagee encumbering the subleasehold interest of a Sublessee under a Sublease, and shall be deemed to include any mortgage or trust indenture under which any Sublease shall have been encumbered.

2.44 Subleasehold Mortgagee shall mean the Lender holding a Subleasehold Mortgage.

2.45 Sublease shall mean any instrument pursuant to which all or any portion of the Demised Property is subleased, including but not limited to a grant by Tenant to a Sublessee for the right to develop a specific Phase of the Project.

2.46 Sublessee shall mean the tenant, lessee, or licensee or their successors or assigns under any Sublease for development of a Phase of the Project, which Sublessee shall be an entity whose for-profit general partner is affiliated with Tenant.

2.47 Taking shall mean the exercise of the power of eminent domain as described in Article 18.

2.48 Taking Authority shall mean the federal, state or county government, or any agency or authority possessing the power of eminent domain to transfer title to a property from one owner to the government, or governmental agency or authority.

2.49 Tenant shall mean Carlisle Development Group, LLC, a Florida limited liability company, its successors and assigns.

2.50 Transit Hub shall have the definition given to such term in Recital "B" above.

2.51 Unavoidable Delays shall mean delays beyond the control of a party required to perform, such as, but not limited to, delays due to strikes; Acts of God; floods; fires; any act, neglect or failure to perform of or by the Landlord (to the extent that it affects performance by Tenant); enemy action; civil disturbance; sabotage; restraint by court or public authority; litigation or administrative challenges by third parties to the execution or performance of this Lease or the procedures leading to its execution; or moratoriums. The obligated party shall be entitled to an extension of time because of its inability to meet a time frame or deadline specified in this Lease where such inability is caused by an Unavoidable Delay, provided that such party shall, within fifteen (15) days after it has become aware of such Unavoidable Delay, give notice to the other party in writing of the causes thereof and the anticipated time extension necessary to perform. Neither party shall be liable for loss or damage or deemed to be in default hereof due to any such Unavoidable Delays, provided that party has notified the other as specified in the preceding sentence and further provided that such Unavoidable Delay did not result from the fault, negligence or failure to act of the party claiming the delay. Failure to notify a party of the existence of Unavoidable Delays within the fifteen (15) days of its discovery by a party shall not void the Unavoidable Delays, but the time period between the expiration of the fifteen (15) days

period and the date actual notice of the Unavoidable Delays is given shall not be credited to the obligated party in determining the anticipated time extension.

ARTICLE 3 **RENT**

3.1 Minimum Rent. The Tenant is required to build a minimum of (a) two hundred two (202) residential units on the Demised Property, if Lot 7 is acquired by Tenant, or (b) a minimum of one hundred sixty one (161) residential units on the Demised Property, if Lot 7 is not acquired by Tenant; in either case, within seven (7) years following the Commencement Date. It is acknowledged that certain recorded documents affecting title to the Demised Property, if not capable of being released, may further impact the Concept Plan and Development Concept, and result in a reduction of the number of units that can be developed on the Demised Property. Tenant agrees to use reasonable good faith efforts to maximize the number of residential units that can be constructed on the Demised Property in light of the foregoing and Landlord agrees to use its reasonable discretion in approving the reconfigured Concept Plan and Development Concept in the event the Tenant is not able to plan around certain title restrictions. The Minimum Rent (or sometimes described as "Rent") to be paid by Tenant to Landlord is based on the number of residential units that the Tenant has obtained site plan approval to build in each Phase of the Project, up to the number of units aforesaid. Minimum Rent shall be paid in a maximum of two (2) installments which correspond with the development of the Phases of the Project, and the amount or payment per Phase shall be the product obtained when multiplying the number of residential units that the Tenant has obtained site plan approval to construct in that particular Phase by THREE THOUSAND SEVEN HUNDRED SEVENTY TWO DOLLARS (\$3,772); provided, however, that Tenant shall not be required to pay Rent on any additional units in excess of (a) two hundred two (202) residential units on the Demised Property, if Lot 7 is acquired by Tenant, or (b) one hundred sixty one (161) residential units on the Demised Property, if Lot 7 is not acquired by Tenant. The partial payments of Minimum Rent shall occur on the day that the Tenant closes on its construction financing for any particular Phase of the Project. The Tenant shall deliver to the Landlord by check or by wire transfer a lump sum payment of Rent for the Phase of the Project that Tenant has received financing.

3.2 Reserved.

3.3 Overpayment of Minimum Rent. In connection with Phase I, Tenant may elect to pay more than the required partial payment of Minimum Rent. Should Tenant elect to pay more than the required partial payment of Minimum Rent, it shall be entitled to a credit in the exact amount of the overpayment, which credit shall be applied to Phase II. At the time of any such overpayment, Landlord and Tenant shall memorialize the amount of the overpayment in a written instrument which specifically describes the exact amount of the overpayment. Further, Landlord and Tenant agree that with regard to any overpayment, Landlord may commingle such amount with any of its funds, and shall not be required to keep a separate accounting for such amount. Tenant also agrees that it shall not be entitled to any interest on the amount of money which it overpaid to the Landlord. Further, the Landlord and Tenant hereby agree that the Tenant shall not be permitted to pay less than the amount of the required partial payment in

Phase II unless there is an existing credit to equal the difference due from Phase I in which Tenant overpaid that amount of the partial payment of Minimum Rent.

3.4 Outside Date for Project Completion. In addition to any remedies available by law, if Tenant has not received a Certificate of Occupancy for all Phases within seven (7) years after the Commencement Date, the Demised Property, excluding (i) portions for which a Building Permit has been issued and (ii) removable personal property shall, at Landlord's option, revert to Landlord, upon Landlord providing notice to Tenant of its desire to exercise its right of reversion. Notwithstanding the foregoing, Landlord may, in its sole discretion, extend such seven (7) year period if the Tenant has used and is continuing to use good faith efforts to complete all Phases and Tenant requests such extension in writing.

3.5 Rent on Commercial or Retail Spaces. When Tenant subleases any portion of the Demised Property for a commercial or retail use, Tenant shall pay to Landlord, as Additional Rent, an amount equal to five (5%) percent of the net rent paid to Tenant by such Sublessee. Tenant has available space to lease approximately twenty thousand (20,000) square feet for such commercial or retail use.

3.6 Reserved.

3.7 Reserved.

3.8 Discontinued Use of Transit Hub. In the event Landlord determines to permanently discontinue or cease the operation of the Transit Hub, then (a) the Sublease pursuant to which the Transit Hub is leased back to Landlord as described in Section 1.2 above shall terminate on the date which is one hundred eighty (180) days following the date on which the operation of the Transit Hub has ceased, unless within that time Landlord has identified an alternate use for the Transit Hub area which use is reasonably acceptable to Tenant. If no such acceptable alternate use is timely proposed, the Tenant shall thereafter have the right, at its option, to develop the former Transit Hub portion of the Demised Property for any legally-permitted residential, commercial or retail use, subject to the approval of the FTA or other governmental jurisdiction having any authority or control over the former Transit Hub site, and if not so approved, Tenant shall have the right to terminate this Lease and its obligations hereunder by giving written termination notice to Landlord, and this Lease shall terminate ninety (90) days following the date of Tenant's notice of termination, whereupon Tenant shall have no further duty or liability hereunder, except as expressly stated herein. In the event Tenant exercises its option to terminate this Lease, there shall be no reimbursement of Rent paid to the Landlord.

3.9 Approved Restriction Adjustments. Landlord and Tenant acknowledge and agree that Tenant plans to develop the Project substantially as described in Section 4.3 and as illustrated in the Concept Plan, which is incorporated herein by reference but subject to such modifications as may be required or permitted as provided herein. In the event that, within one (1) year from the Commencement Date the Tenant determines that due to Laws and Ordinances, Tenant is not able to develop the Project substantially as contemplated in Section 4.3 and as illustrated in the Concept Plan then, in addition to any other rights Tenant has hereunder, Tenant shall have the right to terminate this Lease and its obligations hereunder by giving written notice to Landlord within six (6) months after such inability becomes known to Tenant, and the

obligations of Tenant to pay Rent under this Lease shall be abated as of the date of the giving of such notice, and the Demised Property shall automatically revert to the Landlord upon the termination of this Lease. In such event this Lease shall terminate fifteen (15) days following the Landlord's receipt of notice of termination.

ARTICLE 4
DEVELOPMENT OF LAND AND CONSTRUCTION OF IMPROVEMENTS'

4.1 Uses of the Demised Property.

(a) Tenant and Landlord agree, for themselves and their successors and assigns, to devote the Demised Property to the uses specified and contemplated in this Lease, or other or additional uses to which the parties have in good faith agreed, and to be bound by and comply with all of the provisions and conditions of this Lease.

(b) The parties recognize and acknowledge that the manner in which the Improvements are developed, used and operated are matters of critical importance to Landlord and to the general welfare of the community. Tenant agrees that at all times during the Term, Tenant will use reasonable efforts to create a development on the Demised Property which (i) enhances the ridership and usage of the Transit Hub, (ii) creates strong access links between the Demised Property and the Transit Hub, and (iii) creates an Affordable Housing residential community (which will include retail and commercial use, and subject to the conditions set forth in Section 1.5 hereof, a Theater). Tenant shall establish such reasonable rules and regulations governing the use and operation by Sublessees of their premises as Tenant shall deem necessary or desirable in order to assure the level or quality and character of operation of the Demised Property required herein; and Tenant will use reasonable efforts to enforce such rules and regulations.

4.2 Development Rights and Construction Phases. Prior to the Commencement Date, Tenant formulated the preliminary Concept Plan, which, as articulated as of the Commencement Date, is illustrated in Exhibit "B" (subject to modifications as may be required or permitted as provided herein). As of the Commencement Date, Tenant has undertaken economic and feasibility analyses with respect to the Development Concept. Based on the results of such analyses and continuing site plan, feasibility and implementation work to incorporate such results, the Concept Plan and Development Concept may be amended in Tenant's discretion, subject to Landlord's reasonable approval. In no event shall those changes or amendments adversely impact the overall intended benefit to the Landlord. 100% of the units in each Phase will be set aside for Low-income residents. Low-income is defined as households with income less than sixty percent (60%) percent of the area median income; provided, however, that with ten percent (10%) of the units in each Phase will be set aside for households with income less than fifty percent (50%) percent of the area median income. Tenant may, with Landlord's reasonable approval, construct fewer than the required number of units of Affordable Housing on the Demised Property in the seven (7) year period following the Commencement Date of this Lease only if: (i) Landlord permanently ceases the operation of the Transit Hub; (ii) Tenant is unable to secure financing (Tenant must establish to Landlord's satisfaction that the Tenant has timely, professionally and diligently (submitted thorough and exhaustive applications) applied for low income housing tax credit ("LIHTC") financing, or other types of

Affordable Housing financing, and is unable to obtain such financing) or (iii) Tenant is restricted by applicable Laws and Ordinances.

4.3 Phased Development.

(a) Tenant has proposed a phased construction approach and contemplates developing the Demised Property in Phases as set forth below, and as further illustrated in the Concept Plan (see Exhibit "B"). Each of the phases described below is referred to as a "Phase" and when more than one Phase is referred to herein they are referred to as the "Phases". Collectively, both Phases together constitute the "Project". Each Phase may be constructed and developed independently of the other Phases and in any sequence. Tenant shall designate one of the Phases for "family" demographic and the other Phase for "elderly" demographic, and shall have the sole right to select which Phase shall be designated for each such demographic. The following is an approximation of the unit count for each Phase:

1.) Phase I – a multifamily high rise rental Building including (a) a minimum of one hundred two (102) residential units on the Demised Property, if Lot 7 is acquired by Tenant, or (b) a minimum of sixty one (61) residential units on the Demised Property, if Lot 7 is not acquired by Tenant, with one hundred (100%) percent of units allocated for Low-Income tenants; and a structured parking garage which will accommodate all of the required parking for the residential units in Phases I and II of the Project as prescribed by the building code, all retail and commercial space and, subject to the provisions of Section 1.5, the Theater, plus a minimum of twenty five (25) parking spaces which will be allocated toward the required parking for the Landlord. The residential unit count may be further adjusted as provided in Section 3.1, above. Phase I shall also include the Transit Hub, which, upon completion of the improvements comprising the Transit Hub, will be subleased back to Landlord as provided in Section 1.2 hereof. Tenant agrees that Completion of Construction for Phase I will be within twenty four months following the Commencement of Construction of Phase I, but in any event within forty eight (48) months following the Commencement Date. Should Completion of Construction for Phase I fail to occur within forty eight (48) months from the Commencement Date it shall be an Event of Default, and in addition to any other remedy available to Landlord, if Tenant shall not have already obtained a building permit for Phase II and commenced construction of Phase II, then Phase II shall revert to Landlord upon Landlord providing the Tenant with notice of such reversion.

2.) Phase II – a multifamily high rise rental Building including a minimum of one hundred (100) residential units on the Demised Property, with one hundred (100%) percent of units allocated for Low-Income residents.

(b) Upon completion of construction of the parking garage, the Tenant shall always make available to the Landlord and the patrons utilizing the Transit Hub, the 25 contiguous parking spaces, and all such parking spaces for the Landlord and its patrons shall be without any rent to the Landlord. The parking spaces allocated to the Landlord shall be separate and distinct from any parking spaces needed or otherwise utilized by the Tenant, and any of its Subtenant(s), and/or invitees. Also during construction, Tenant shall endeavor to keep all of the Landlord's parking located somewhere on the Demised Property. However, should the Tenant reasonably determine that due to staging, the presence of construction equipment, and/or for the

safety of the patrons utilizing the Transit Hub that all or a portion of the 25 parking spaces need to be relocated to a near-by location temporarily, then the Tenant shall contact MDT to negotiate an agreed upon temporary location. The Tenant understands and agrees that should there be any cost or expense associated with utilizing a near-by site or location for parking, including the cost for rent, and/or to produce directional signage, and/or literature directing patrons where to park, that the Tenant shall be solely responsible for such cost and/or expense. Landlord and Tenant further agree that the County Mayor may, in his/her sole discretion, waive the requirement that all of the 25 parking spaces, upon completion of the Project, must be contiguous. Upon Completion of Construction of Phase I of the Development Concept, which shall include the parking garage structure, all of the parking spaces allocated to the Landlord shall be located within the parking garage, on the ground floor, shall be contiguous to one another and closest to the Transit Hub (as determined by the Landlord). Further, the Landlord shall always have complete control over the 25 parking spaces that are assigned to the Landlord. The Tenant agrees that the Landlord may charge and collect, for its sole use and expense, a parking fee for the use of any and/or all of the 25 parking spaces allocated to the Landlord and its patrons.

(c) Tenant agrees that Completion of Construction for Phase II shall occur within twenty four months following the Commencement of Construction of Phase II, but in any event within the seven (7) year period following the Commencement Date.

4.4 Construction; Delegation and Landlord Joinders. Tenant shall have the right to develop and to construct or cause construction of the Improvements, subject to the terms and conditions of this Lease. Consistent with Section 17.1 of this Lease, Tenant, with the prior written consent of the Landlord, through its County Manager or its Board of County Commissioners, may, if Tenant desires to be relieved of its responsibilities, delegate its authority to develop the Demised Property by partial assignment, assignment, or joint venture. Consistent with Section 17.7 of this Lease, Tenant may, without any consent of the Landlord, if Tenant desires to continue to be responsible for its responsibilities, delegate its authority to develop the Demised Property by Sublease, in whole or in part. As used in this Lease, the term "Developer" shall refer to Tenant or any assignee, Sublessee, co-developer or joint venturer of Tenant, involved in the development of the Project.

Landlord agrees to join in any plat or other applications, easements, restrictive covenants, easement vacations or modifications, and other documents, including but not limited to estoppels and non-disturbance and attornment agreements as provided in this Lease, as may be necessary for Tenant (or Developer) to finance, develop and use the Demised Property in accordance with the Plans and Specifications and/or the Development Concept as specified herein, and in a manner otherwise permitted hereunder; provided that such joinders by Landlord shall be at no cost to Landlord other than its costs of review, and also provided that the location and terms of any such easements or other restrictive covenants, and related documents, shall be reasonably acceptable to Landlord, which acceptance shall not be unreasonably withheld or delayed. In addition, Landlord agrees reasonably to cooperate with Tenant or the Developer with respect to and in support of applications dealing with governmental or other financing sources, and possible grants, benefits or incentives to which Tenant or Developer may be entitled to apply for in connection with the Project.

4.5 Miami-Dade County's Rights As Sovereign. Notwithstanding any provision of this Lease and Miami-Dade County's status as Landlord thereunder:

(a) Miami-Dade County retains all of its sovereign prerogatives and rights as a county under Florida laws (but not in regard to its status as Landlord and the performance of its contractual duties hereunder) and shall in no way be estopped from withholding or refusing to issue any approvals of applications and/or Permits for building or zoning; from exercising its planning or regulatory duties and authority; and from requiring development under present or future Laws and Ordinances of whatever nature applicable to the design, construction and development of the Buildings and Improvements provided for in this Lease; and

(b) Miami-Dade County shall not by virtue of this Lease be obligated to grant Tenant, the Demised Property or the Project or any portions thereof, any approvals of applications for building, zoning, planning or development under present or future Laws and Ordinances of whatever nature applicable to the design, construction and development of the Buildings and other Project improvements provided for in this Lease.

4.6 Conformity of Plans. Plans and Specifications and Construction Plans, and all work by Tenant or any Developer with respect to the Demised Property and Tenant's or a Developer's construction of Buildings and Improvements thereon shall be in conformity with this Lease, applicable building codes, and all other applicable federal, state, county and local laws and regulations.

4.7 Design Plans; Review and Approval Process.

(a) Tenant shall submit Plans and Specifications and Construction Plans for review, coordination and approval by MDT and site plans to DHCD for each Phase at the different stages of the Project, as described below. Such submittal shall occur either prior to or simultaneously with any submission to any other governmental department and/or agency, and shall be in addition to any requirement for the Tenant to secure any other type of governmental department or agency approval and/or Permit. For each submittal (collectively "Plan Submittals"), Tenant shall submit eight (8) sets of prints with the date noted on each print, and also submit eight (8) copies of Article 4 of this Lease. In addition, the Tenant shall provide the Landlord (in its GSA Office) with a courtesy copy of the Plans and Specifications and Construction Plans at the time of such submittal to MDT and DHCD.

(b) Tenant shall submit the Concept Plan to DHCD, as well as its site plan, floor plans, and elevations, to MDT, for approval.

(c) All submissions may be by Tenant directly or, in Tenant's discretion, by the Developer involved in a to-be-identified aspect of the Project. MDT and DHCD shall review these plans promptly, in good faith, to ensure that all previous MDT or DHCD comments to which the parties have agreed have been incorporated therein.

(d) Upon its initial receipt of each of (a) the Concept Plan, as to DHCD, and (b) the Plans and Specifications, as to MDT, the receiving parties shall review same, reasonably and in good faith, and each shall, within fifteen (15) business days after receipt thereof, advise Tenant in writing of its approval or disapproval, setting forth in detail its reasons for any

disapproval. In the event of disapproval, Tenant shall, within fifteen (15) business days after the date Tenant receives such disapproval, make those changes necessary to meet MDT's or DHCD's stated grounds for disapproval. Upon its receipt of revised Concept Plan, or Plans and Specifications (as applicable) showing the changes requested by MDT or DHCD, MDT or DHCD, as applicable, shall review same, reasonably and in good faith, and shall, within fifteen (15) business days after receipt thereof, advise Tenant in writing of its approval or disapproval, setting forth in detail its reasons for any disapproval.

(e) As an alternative to revising the Concept Plan, or Plans and Specifications upon receipt of MDT's or DHCD's disapproval of the initial submission, Tenant may request reconsideration of such comments, by first describing in detail why it reasonably believes that the Plans and Specifications should not be changed or modified, in which case, within thirty (30) business days of such request for reconsideration, MDT or DHCD, as applicable, shall again advise Tenant in writing of its approval or disapproval, setting forth in detail its reasons for any disapproval. If MDT or DHCD continues to disapprove after reconsideration, Tenant shall resubmit revised Concept Plan, or Plans and Specifications (as applicable) to MDT or DHCD, within thirty (30) calendar days after the date Tenant receives such disapproval. Any resubmission shall be subject to review and approval by MDT or DHCD, as applicable,, in accordance with the procedure hereinabove provided for an original submission, until the same shall receive final approval by MDT or DHCD, as applicable,. MDT, DHCD and Tenant shall in good faith attempt to resolve any disputes concerning the Concept Plan, or Plans and Specifications (as applicable) in an expeditious manner. If MDT or DHCD shall have approved any aspect of the Concept Plan or Plans and Specifications (as applicable) in an earlier Plan Submission, and no portion of the revised Concept Plan or Plans and Specifications (as applicable) has affected the earlier-approved aspect, MDT or DHCD (as applicable) shall not have the right to disapprove that which it approved earlier, absent a finding that said aspect of the Concept Plan or Plans and Specifications (as applicable) unreasonably interferes with the operation of the Transit Hub, as determined by Landlord, and/or it fails to comply with applicable Laws and Ordinances.

(f) Following completion of the approval process described above, the approved Concept Plan and Plans and Specifications for each Phase shall be the Construction Plans for that Phase. MDT's and DHCD's approval shall be in writing and each party shall have a set of Construction Plans signed by all parties as approved. In the event any material change occurs after approval of the Construction Plans for a Phase, then Tenant must resubmit the changed portion of the Construction Plans for reasonable approval by MDT or DHCD, as applicable, (irrespective of whether the change is required by another Miami-Dade County department as part of the permitting process).

4.8 Subdivision of Demised Property and "As-Built" Plans. In proceeding with the approval of the Development Concept, to the extent legally permissible and without waiving any of Landlord's sovereign rights as set forth in Section 4.5 herein, Landlord agrees to cooperate with Tenant to review and facilitate its applications in connection with its waiver of plat efforts or to secure a plat of the Demised Property. Landlord further agrees to reasonably cooperate with Tenant and to execute any documents that may be reasonably requested by Tenant to accomplish such waiver of plat approval or plat approval. Notwithstanding anything to the contrary in this Lease, in the event the waiver of plat is not approved or is otherwise

indefinitely deferred, the Landlord consents to the Tenant, at Tenant's sole cost and expense, filing and recording a plat to separate the Demised Property from the remaining property owned by the Landlord. Further, at the completion of each Phase and again at the completion of the entire Project, Tenant shall provide Landlord with eight (8) sets of As-Built Plans.

4.9 Tenant Development Obligations. MDT's and DHCD's approval of the Development Concept and Plans and Specifications pursuant to this Article 4 shall not relieve Tenant (or any Developer) of its obligations under law to file such Plans and Specifications and Construction Plans with any department of Miami-Dade County or any other governmental authority having jurisdiction over the issuance of building, zoning or other Permits and to take such steps as are necessary to obtain issuance of such Permits. Tenant acknowledges that any approval given by MDT or DHCD pursuant to this Article 4, shall not constitute an opinion or agreement by MDT or DHCD that the Construction Plans are structurally sufficient or in compliance with any Laws or Ordinances, and no such approval shall impose any liability upon MDT or DHCD. Tenant shall use reasonable efforts to include a provision in each partial assignment, assignment and/or Sublease, and each Leasehold Mortgage (and to cause Sublessees to include a provision in each Subleasehold Mortgage) which will vest MDT and DHCD with all right, title and interest in the Construction Plans and Plans and Specifications for the Phase delegated to a Developer and/or financed by a Lender, subject to the prior rights of the Lender, if (a) an Event of Default occurs, and (b) the affected Lender does not elect to construct and complete the Buildings of such Phase.

4.10 Facilities to be Constructed. Landlord shall not be responsible for any costs or expenses for the construction and/or maintenance of the Buildings and Improvements, except as otherwise provided herein or agreed to by the parties. After Completion of Construction, in each and every Phase, Tenant shall warrant to Landlord the condition of the Buildings and Improvements on the Demised Property.

4.11 Progress of Construction. Subsequent to the Commencement Date, Tenant shall submit reports to both DHCD and MDT, quarterly or at some other frequency reasonably and mutually agreed to, of the progress of Tenant with respect to development and construction of the Project. Tenant, by executing this Lease, represents it has visited the site, is familiar with local conditions under which the construction and development is to be performed, will perform or cause performance of all test borings and subsurface engineering generally required at the site under sound and prudent engineering practices, and will correlate the results of the test borings and subsurface engineering and other available studies and its observations with the requirements of the construction and development of the Buildings and Improvements. Landlord makes no warranty as to soil and subsurface conditions. Subject to the provisions hereof regarding Unavoidable Delays, Tenant shall not be entitled to any adjustment of Rent payments or of any applicable time frame or deadline under this Lease in the event of any abnormal subsurface conditions unless the subsurface conditions are so unusual that they could not have reasonably been anticipated, and in such event, time periods shall be extended by the reasonable time necessary to accommodate redesign and lengthened construction schedules resulting from that event.

4.12 Ownership of Improvements. All Buildings and Improvements and all material and equipment provided by Tenant or on its behalf which are incorporated into or become a part

of the Project (except that connected to the Transit Hub and related utilities or facilities) shall, upon being added thereto or incorporated therein, and the Project itself, be and remain the property of Tenant, but subject to the same (not including personal property of Tenant or Sublessees) becoming the property of Landlord at the expiration or termination of the Term of this Lease.

4.13 Mutual Covenants of Non-Interference. Tenant's development and construction of the Project and its use and operation of the Demised Property shall not materially and adversely interfere with Landlord's customary and reasonable operation of the Transit Hub, unless prior arrangements have been made in writing between Landlord and Tenant. Similarly, Landlord's use of the Transit Hub area shall not materially and adversely interfere with Tenant's development and construction of the Project and its use and operation of the Demised Property and the Improvements to be constructed thereon, unless prior arrangements have been made in writing between Landlord and Tenant. If during the process of construction, Landlord reasonably determines that the safety of any patrons, and/or the Transit Hub is or reasonably likely to be in jeopardy, Landlord will inform Tenant of such determination and of the basis for it; whereupon Landlord and Tenant will cooperate in good faith with a view toward abating or effectively managing the source of jeopardy to any patrons and/or the Transit Hub. If despite good faith efforts and cooperation the safety of any patrons and/or the Transit Hub or System is adversely affected in a manner that is neither abated nor effectively managed, Landlord may, upon reasonable notice to Tenant, slow down or stop construction by Tenant so as to address the source of the jeopardy. Any such slowdown or stoppage shall be deemed to be an Unavoidable Delay and shall entitle Tenant to appropriate extensions of time hereunder, provided that such safety hazard which caused the slowdown or stoppage is not the result of Tenant's negligence or willful act.

4.14 Connection of Buildings to Utilities.

(a) Tenant, at its sole cost and expense, shall install or cause to be installed all necessary connections between the Buildings constructed or erected by it on the Demised Property, and the water, sanitary and storm drain mains and mechanical and electrical conduits and other utilities, whether or not owned by Landlord. Tenant shall pay for the additional cost, if any, of locating and installing new facilities for sewer, water, electrical, and other utilities as needed to service the Demised Property.

(b) Tenant's obligations hereunder shall be subject to Landlord's express obligation hereunder to disclose in writing (and accompanied by plats, surveys, legal descriptions or sketches of surveys to the extent applicable and available) the location of all utility fixtures and installations, and all recorded or unrecorded easements or licenses affecting the Demised Property, which disclosure shall be made as soon as practicable after the Commencement Date, and the documents which Landlord must furnish to Tenant are listed in Schedule 4.14. If Tenant or another Developer, acting in good faith and in the exercise of commercially reasonable discretion, and within one (1) year of the Commencement Date of this Lease, determine that the Project cannot practicably be developed as contemplated hereunder due to matters affecting title, then Tenant may by written notice to Landlord terminate this Lease prior to the issuance of a building permit whereupon Landlord shall reimburse to Tenant, if paid to Landlord, the amount

of the Rent paid to Landlord and neither party shall have any liability to the other thereafter under this Lease.

4.15 Connection Rights. Landlord hereby grants to Tenant, commencing with the Board's approval of this Lease and continuing during the Term, the non-exclusive right to construct utility infrastructure and connections and to tie-into existing infrastructure and utility connections serving the Demised Property, all as to be specified in the Construction Plans; subject to the ongoing right of Landlord to construct above or below grade connections between the Transit Hub and any land or facilities, excluding the Project, owned or operated by Landlord or another governmental agency or entity.

4.16 Off-Site Improvements. Any off-site improvements required to be paid or contributed as a result of Tenant's development of the Demised Property within the requirements of the Code or other applicable Laws and Ordinances shall be paid or contributed by Tenant or third-parties to which Tenant delegates such responsibility. Tenant shall have the right and opportunity to perform its due diligence with respect to off-site improvements required to implement the Project, and Tenant may terminate this Lease, in the same manner and to the same effect as provided in Section 4.14, prior to the issuance of a building permit but no later than one (1) year from Commencement Date.

4.17 Introduction of Waste or Hazardous Materials. The Tenant agrees that in its use of the Demised Property it shall comply with any and all applicable laws and regulations regarding waste and hazardous materials. Tenant shall not cause or allow on or upon the Demised Property, or as may affect the Demised Property, any act which may result in the discharge of any waste or hazardous materials, or otherwise damage or cause the depreciation in value to the Demised Property, or any part thereof due to the release of any waste or hazardous materials on or about the Demised Property. The Tenant further hereby agrees to immediately notify the Landlord should an accident or incident occur in which any waste and/or hazardous materials are released or otherwise discharged on or about the Demised Property. The term hazardous materials shall mean any explosives, radioactive materials, friable asbestos, electrical transformers, batteries, and any paints, solvents, chemicals, or petroleum products, as well as any substance or material defined or designated as a hazardous or toxic waste material or substance, or other similar term or substance used by any federal, state, municipal or local environmental statute, regulation or ordinance presently or hereinafter in effect, as such statute, regulation or ordinance may be amended from time to time.

4.18 Signage and Landscaping of Entrances. Landlord agrees to cooperate with Tenant in the development of plans regarding entrances to the Demised Property in order to achieve an aesthetic blend of landscaping and signage. All costs of developing such plans shall be paid by Tenant.

4.19 Designation of Landlord's Representative. The County Mayor or his designee shall have the power, authority and right, on behalf of the Landlord, in its capacity as Landlord hereunder, and without any further resolution or action of the County Commission to:

(a) review and approve documents, Plans and Specifications, applications, lease assignments or subleases, requests, estoppels and joinders and consents required or allowed

by Tenant to be submitted to Landlord in accordance with the terms of this Lease, and generally take actions on behalf of Landlord to implement the terms hereof;

(b) Consent to actions, events, and undertakings by and/or for Tenant for which consent is required by Landlord;

(c) Make appointments of individuals or entities required to be appointed or designated by Landlord in this Lease;

(d) Execute non-disturbance agreements and issue estoppel statements as provided elsewhere in this Lease;

(e) Execute any and all documents on behalf of Landlord necessary or convenient to the foregoing approvals, consents, and appointments;

(f) Execute on behalf of Miami-Dade County, consistent with Section 23.6 of this Lease, any and all consents, agreements, easements, applications or other documents, needed to comply with applicable regulatory procedures and secure permits or other approvals needed to accomplish the construction of any and all improvements in and refurbishments of the Demised Property, and

(g) Amend this Lease to correct any typographical or non-material errors, or to address revisions or supplements hereto of a non-material nature.

4.20 Developers or Co-Developers. In the event that an assignee or Sublessee is acting as the Developer of a Phase, as designated by Tenant, then Landlord agrees to cooperate with Tenant and such other Developer for purposes of this Lease; provided that Tenant shall have all rights provided to it under the relevant assignments, contracts, or Subleases, and Tenant shall receive copies of all correspondence and be notified of and have rights to attend and participate in all meetings or actions involving a third-party Developer's development.

4.21 Residential Affordability Restrictions. Subsequent to the award of any County funding, Tenant will enter into a Rental Regulatory Agreement with the Landlord in conformance with all applicable rules and regulations of the State of Florida and Miami-Dade County, for a period of not less than thirty (30) years. Tenant agrees that any use of funds provided by Miami-Dade County shall be used for the development of Affordable Housing and related amenities.

4.22 Reserved.

4.23 Reserved.

4.24 Reserved.

4.25 Continuing Control. Landlord shall retain the continuing control right and ability hereunder to cause any development of the Demised Property to have the physical and functional relationship to the Transit Hub and to be consistent with the transit uses and goals

described in Section 4.1(b). Continuing control shall at all times be attempted, and if possible be retained throughout the term and any extensions of the Lease.

4.26 Green Design. Tenant shall use reasonable effort to include aspects of resource conservation, energy efficiency, high indoor air quality and other "green" building practices in the design, construction and operation of the Project.

ARTICLE 5
PAYMENT OF TAXES, AND ASSESSMENTS

5.1 Tenant's Obligations for Impositions. Tenant shall pay or cause to be paid all Impositions, before any fine, penalty, interest or cost may be added thereto, including but not limited to any real estate tax, sales tax, *ad valorem* tax or similar Impositions which at any time during the Term of this Lease have been, or which may become, a lien on the Demised Property or any part thereof; provided, however, that:

(a) If any Imposition (for which Tenant is liable hereunder) may by law be paid in installments (whether or not interest shall accrue on the unpaid balance of such Imposition), at the option of Landlord or Tenant, Tenant may pay the same in installments, including any accrued interest on the unpaid balance of such Imposition, provided that Tenant shall pay those installments which are to become due and payable after the expiration of the Term of this Lease, but which relate to a fiscal period fully included in the Term of this Lease; and

(b) If any Imposition for which Tenant is liable hereunder relating to a fiscal period, a part of which period is included within the Term of this Lease and a part of which is included in a period of time after the expiration or termination of the Term, shall be adjusted between Landlord and Tenant as of the expiration or termination of the Term so that Tenant shall pay only that portion of such Imposition that is applicable to the period of time prior to expiration or termination of the Term, and Landlord shall pay the remainder thereof if it is otherwise obligated to do so.

(c) If any Imposition relating to the period prior to the Commencement Date shall be the sole responsibility and obligation of Landlord.

5.2 Contesting Impositions.

(a) Tenant shall have the right to contest the amount or validity, in whole or in part, of any Imposition for which Tenant is or is claimed to be liable, by appropriate proceedings diligently conducted in good faith but only after payment of such Imposition, unless such payment or payment thereof under protest would operate as a bar to such contest or interfere materially with the prosecution thereof, in which event, notwithstanding the provisions of Section 5.1 herein, Tenant may postpone or defer payment of such Imposition if:

(i) Neither the Demised Property nor any part thereof would by reason of such postponement or deferment be in danger of being forfeited or lost; and

(ii) Upon the termination of any such proceedings, Tenant shall pay the amount of such Imposition or part thereof, if any, as finally determined in such proceedings, together with any costs, fees, including counsel fees, interest, penalties and any other liability in connection therewith.

(b) Landlord shall not be required to join in any proceedings referred to in this Section 5.2 unless the provisions of any law, rule or regulation at the time in effect shall require that Landlord is a necessary party to such proceedings, in which event Landlord shall participate in such proceedings at Tenant's cost.

ARTICLE 6 **SURRENDER**

6.1 Surrender of Demised Property. On the last day of the Term, or upon any earlier termination of this Lease, Tenant shall surrender and deliver up the Demised Property to the possession and use of Landlord without delay and, subject to the provisions of Articles 16 and 19 herein, with the Buildings and Improvements in their then "as is" condition and subject to reasonable wear and tear, Acts of God, and casualties.

6.2 Removal of Personal Property. Where furnished by or at the expense of Tenant or Sublessee, or secured by a lien held by either the owner or a Lender financing same, signs, furniture, furnishings, movable trade fixtures, business equipment and alterations and/or other similar items may be removed by Tenant, or, if approved by Tenant, by such Sublessee, or lien holder at, or prior to, the termination or expiration of this Lease; provided however, that if the removal thereof will damage a Building or necessitate changes in or repairs to a Building, Tenant shall repair or restore (or cause to be repaired or restored) the Building to a condition substantially similar to its condition immediately preceding the removal of such furniture, furnishings, movable trade fixtures and business equipment, or pay or cause to be paid to Landlord the reasonable cost of repairing any damage arising from such removal.

6.3 Rights to Personal Property after Termination or Surrender. Any personal property of Tenant which shall remain in the Demised Property after the fifteenth (15th) day following the termination or expiration of this Lease and the removal of Tenant from any of the Building(s), may, at the option of Landlord, be deemed to have been abandoned by Tenant and, unless any interest therein is claimed by a Lender, said personal property may be retained by Landlord as its property or be disposed of, without accountability, in such manner as Landlord may see fit.

6.4 Survival. The provisions of this Article 6 shall survive any termination or expiration of this Lease.

ARTICLE 7 **INSURANCE AND INDEMNIFICATION**

7.1 Insurance. Landlord and Tenant hereby agree that the terms and provisions governing the insurance required pursuant to this Lease are contained in Schedule 7 hereto, which is hereby incorporated herein by reference.

7.2 Indemnification. Landlord and Tenant hereby agree that the Tenant, shall indemnify and hold harmless the Landlord and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Landlord or its officers, employees, agents or instrumentalities may incur as a result of any claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this Lease by the Tenant or its employees, agents, servants, partners principals or subcontractors. Tenant shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Landlord, where applicable, including any and all appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon. Tenant expressly understands and agrees that any insurance protection required by this Lease or otherwise provided by Tenant, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Landlord or its officers, employees, agents and instrumentalities as herein provided. Further, Tenant hereby agrees that it shall require any of its Sublessees to also indemnify the Landlord to the same extent as Tenant has indemnified Landlord herein above. In each and every Sublease and sub-sublease, Tenant shall require and ensure that there is an appropriate clause or section that duly indemnifies and protects the Landlord just as Tenant has indemnified the Landlord.

7.3 Liability for Damage or Injury. Landlord shall not be liable for any damage or injury which may be sustained by any party, person or any personal property located on the Demised Property other than the damage or injury caused solely by the gross negligence of Landlord, its officers, employees, or agents, and all of which is subject to the limitations of Florida Statutes, Section 768.28.

ARTICLE 8 OPERATION

8.1 Control of Demised Property. Landlord agrees that, subject to any express limitations and approvals imposed by the terms of this Lease, Tenant shall be free to perform and exercise its rights under this Lease and shall have exclusive control and authority to develop, direct, operate and manage the Demised Property, including with respect to the Project of both Phases thereof and the rental of the Buildings and Improvements. Tenant hereby agrees that any and all utilities with respect to the Demised Property shall be in the name of the Tenant, or the Sublessee, or sub-sublessee, or whoever is responsible for such usage. However, under no circumstance, whatsoever, shall the Landlord be responsible for any utilities on the Demised Property, including, but not limited to, the installation, maintenance, initial cost or fee and/or any on-going charges or fees. Tenant hereby agrees to pay any and all such utilities relating to the Demised Property in a timely manner, so as to avoid any lien or encumbrance on the Demised Property.

8.2 Non-Interference. Landlord and Tenant hereby mutually agree not to interfere with the free flow of pedestrian or vehicular traffic to and from the Public Areas and to and from the Transit Hub. They further agree that, except for those structures reasonably necessary for security and safety purposes, no fence, or any other structure of any kind (except as may be specifically permitted or maintained under the provisions of this Lease, indicated on Construction Plans or otherwise mutually agreed upon in writing) shall be placed, kept,

permitted or maintained in such fashion as to materially or adversely interfere with pedestrian or vehicular traffic to and from the Public Areas and to and from the Transit Hub. The foregoing shall not prohibit Tenant from closing any Buildings and denying access to the public at such times and in such manner as deemed necessary by Tenant during the development or construction of any portion of the Buildings, the repair and maintenance of the Demised Property or during the operation of the Demised Property, provided such closing does not materially and adversely interfere with the public's reasonable access to the Transit Hub, unless Tenant obtains Landlord's prior written consent. Landlord acknowledges that Tenant's Development Concept anticipates security arrangements including locked Buildings with access limited to owners, renters or their permitted invitees. Tenant shall ensure and maintain 24 hour, and 365 day access into the parking garage area designated for the Landlord and its patrons.

8.3 Repair and Relocation of Utilities. Landlord and Tenant agree to maintain and repair, and each party is given the right to replace, relocate and remove, as necessary, utility facilities within the Demised Property required for the build-out of the Development Concept, or for the operation of the Demised Property, including the Transit Hub and all existing and future improvements, provided:

(a) Such activity does not materially or adversely interfere with the other party's operations (as evidenced in advance by a written instrument authorizing such repair and/or relocation of utilities);

(b) All costs of such activities are promptly paid by the party causing such activity to be undertaken;

(c) Each of the utility facilities and the Demised Property are thereafter restored to their former state and impacts to any Improvements are addressed and corrected;

(d) Each party complies with the provisions of all Permits and licenses which have been issued and are affected by such repair and relocation;

(e) Landlord agrees to cooperate with Tenant in relocating existing utility lines and facilities on or adjacent to the Demised Property which need to be relocated to develop the Project, including reasonable use of existing easements benefiting the Land and adjoining rights of way to the Land, and the location and stubbing of utility connections leading to the Demised Property in a manner reasonably consistent with Tenant's development plans; and

(f) After Tenant's Completion of Construction, Tenant shall no longer be obligated to secure the Landlord's prior written consent to repair or relocate utilities located solely on the Demised Property.

8.4 Rights to Erect Signs; Revenues Therefrom.

(a) Landlord agrees that, to the extent permitted by law, Tenant shall have the exclusive right, during the Term of this Lease, to place, erect, maintain and operate, or cause, allow and control the placement, erection, maintenance and operation of any signs or advertisements in accordance with subparagraph (b) below, in or on the Demised Property. Tenant shall be responsible for obtaining any and all Permits and licenses which may be required

from time to time by any governmental authority for such signs and advertisements, and Landlord agrees to execute any consents reasonably necessary or required by any governmental authority as part of Tenant's application for such Permits or licenses.

(b) The following types of signs and advertising shall be allowed in the area described in subparagraph (a) above:

(i) Signs or advertisements identifying the Buildings and Improvements to the Demised Property and in particular residential or other uses therein, and any "branding" graphics developed by Tenant in connection with the Project, as well as signs indicating security features or rules and regulations as may pertain to any Improvements;

(ii) Signs or advertisements offering all or any portion of the Demised Property for rent; and

(iii) Signs or advertisements advertising or identifying any product, company, or service operating in the Demised Property or otherwise related thereto, including without limitation, signage requested or desired by a Lender or any person providing financing, or any developer, contractor, subcontractor, supplier or joint venturer participating in the Project.

(c) Tenant shall have the right to remove any signs which, from time to time, may have become obsolete, unfit for use or which are no longer useful, necessary or profitable in the conduct of Tenant's business, or in the occupancy and enjoyment of the Demised Property by Tenant, or any Sublessees.

(d) As used in this Lease, "signs" shall be deemed to include any display of characters, letters, illustrations, logos or any ornamentation designed or used as an advertisement or to indicate direction, irrespective of whether the same be temporary or permanent, electrical, illuminated, stationary or otherwise.

8.5 Landlord's Signs Upon Demised Property. Transit Hub informational graphics shall be allowed to be placed within the Demised Property at the sole expense of Landlord and at locations and in sizes mutually agreed upon by Landlord and Tenant.

ARTICLE 9

REPAIRS AND MAINTENANCE

9.1 Tenant Repairs and Maintenance. Throughout the Term of this Lease, Tenant, at its sole cost and expense, shall keep the Demised Property in good order and condition, and make all necessary repairs thereto. The term "repairs" shall include all replacements, renewals, alterations, additions and betterments deemed necessary by Laws and Ordinances or by Tenant or are matters related to the Landlord's use of the Demised Property. All repairs made by Tenant shall be at least substantially similar in quality and class to the original work, ordinary wear and tear and loss by fire or other casualty excepted, and except for changes reasonably based on deterioration of local conditions, if any. Tenant shall keep and maintain all portions of the Demised Property and all Improvements in reasonable order and operating condition, reasonably free of dirt, rubbish, graffiti, and unlawful obstructions. Landlord, at its option, and after thirty (30) days written notice to Tenant, may perform any maintenance or repairs required of Tenant

hereunder which have not been performed by Tenant following the notice described above, and may seek reimbursement for costs and expenses thereof from Tenant.

Further, as part of the Project, the Tenant agrees to construct a parking garage as part of its Buildings. Tenant shall be responsible for maintaining the parking garage, as part of its responsibility to maintain the Demised Property other than the Transit Hub, which shall be operated, maintained, and repaired at the sole cost of Landlord. Tenant's maintenance of the parking garage shall include cleaning, painting and restriping the parking garage when necessary and replacing bumpers as necessary. However, upon the Landlord and/or its patrons utilizing the parking spaces allocated exclusively to the Landlord in the parking garage, the Landlord hereby agrees to contribute to the regular and on-going maintenance of the parking garage in an amount equal to the then-current amount expended annually by Landlord for maintenance (maintenance cost shall be limited to cleaning, replacement of bumpers, and re-striping) for the allocated parking spaces, up to the cost or expense for maintaining a maximum of 25 surface parking spaces at a comparable Transit Hub (as solely determined by Landlord), with such contribution to be made annually commencing on the date upon which the allocated parking spaces are made available to the Landlord and its patrons, and on each one-year anniversary thereof.

ARTICLE 10 **COMPLIANCE WITH LAWS AND ORDINANCES**

10.1 Compliance by Tenant. Throughout the Term of this Lease, Tenant, at Tenant's sole cost and expense, shall promptly comply with all Laws and Ordinances applicable to Tenant, the Demised Property, or the Improvements and operations upon the Demised Property, provided such Laws and Ordinances apply to similar properties located in Miami-Dade County, Florida, as they may pertain to the Demised Property generally, and are not specific to the Demised Property. To the extent that Tenant's compliance shall require the cooperation and participation of Landlord, Landlord agrees to use its best efforts to cooperate and participate in accordance with the Joint Use Policy for Joint Development Projects, as set forth in County Commission Resolution R 1443A 81, adopted September 28, 1981.

10.2 Contest by Tenant. Tenant shall have the right, after prior written notice to Landlord, to contest the validity or application of any Law or Ordinance by appropriate legal proceedings diligently conducted in good faith, in the name of Tenant without cost or expense to Landlord, except as may be required in Landlord's capacity as a party adverse to Tenant in such contest. If counsel is required, the same shall be selected and paid by Tenant. Landlord hereby agrees to execute and deliver any necessary papers, affidavits, forms or other such documents necessary for Tenant to confirm or acquire status to contest the validity or application of any Law or Ordinance, which instrument shall be subject to the reasonable approval of counsel for Landlord, which approval shall not be unreasonably withheld or delayed. Landlord shall not be required to join in any such contest unless its joinder is required for a contest to be valid.

ARTICLE 11 **CHANGES AND ALTERATIONS TO BUILDINGS BY TENANT**

11.1 Tenant's Right. Tenant, with Landlord's approval, shall have the right at any time and from time to time during the Term of this Lease, at its sole cost and expense, to expand, rebuild, alter and/or reconstruct the Buildings and other Improvements, and to raze the Buildings

provided any such razing shall be preliminary to and in connection with the rebuilding of a new Building or Buildings, and provided further that, unless waived by Landlord:

(a) the method, schedule, Development Concept and Plans and Specifications for such razing and rebuilding of a new Building or Buildings are submitted to Landlord for its reasonable approval at least one hundred eighty (180) days prior to the commencement of any razing (unless action is required to comply with building and safety codes, in which Tenant will provide Landlord with prior notice that is reasonable under the circumstances);

(b) the rebuilding, alteration, reconstruction or razing does not violate any other provisions of this Lease;

(c) the rebuilding, alteration, reconstruction or razing does not at any time change or adversely affect the Transit Hub entrance, or any access thereto except as may be required by Laws and Ordinances or agreed to by Landlord;

(d) the rebuilding, alteration, reconstruction or razing is intended to address concerns that the existing Buildings and Improvements are not capable of achieving revenue levels reasonably consistent with current and projected market conditions.

(e) Reserved.

(f) Tenant shall obtain all approvals, Permits and authorizations required under applicable Ordinances and Laws.

(g) None of the following provisions are intended to be subject to Landlord's approval:

(i) any modifications, construction, replacements, or repair in the nature of "tenant work," or "tenant improvements", as such terms are customarily used; or

(ii) any normal and periodic maintenance, operation, and repair of the Buildings or Improvements; or

(iii) any interior reconfigurations or non-material alterations made to the Buildings or Improvements.

ARTICLE 12

DISCHARGE OF OBLIGATIONS

12.1 Tenant's Duty. During the Term of this Lease, except for Leasehold Mortgages or Subleasehold Mortgages or as otherwise allowed under this Lease, Tenant will discharge or cause to be discharged any and all obligations incurred by Tenant which give rise to any liens on the Demised Property, it being understood and agreed that Tenant shall have the right to withhold any payment (or to transfer any such lien to a bond in accordance with applicable Florida law) so long as it is in good faith disputing liability therefore or the amount thereof, provided (a) such contest of liability or amount operates as a stay of all sale, entry, foreclosure, or other collection proceedings in regard to such obligations, or disputed payments are escrowed

while the parties negotiate the dispute, and (b) such action does not subject Landlord to any expense or liability. In the event Tenant withholds any payment as described herein, it shall give written notice to Landlord of such action and the basis therefor.

12.2 Landlord's Duty. During the Term of this Lease, Landlord will discharge any and all obligations incurred by Landlord which give rise to any liens on the Demised Property, it being understood and agreed that Landlord shall have the right to withhold any payment so long as it is in good faith disputing liability therefore or the amount thereof, provided such contest of liability or amount operates as a stay of all sale, entry, foreclosure, or other collection proceedings in regard to such obligations, and such action does not subject Tenant to any expense or liability.

ARTICLE 13
PROHIBITIONS ON USE OF DEMISED PROPERTY

13.1 Prohibited Use of Demised Property by Tenant.

(a) Tenant shall not construct or otherwise develop on the Demised Property anything that is inconsistent with the terms and conditions of this Lease.

(b) The Demised Property shall not knowingly be used for the following:

(i) any unlawful or illegal business, use or purpose, or for any business, use or purpose which is extra-hazardous or constitutes a legal nuisance of any kind (public or private); or

(ii) any purpose which violates the approvals of applicable government authorities.

(c) No covenant, agreement, lease, Sublease, Leasehold Mortgage, Subleasehold Mortgage, conveyance or other instrument shall be effected or executed by Tenant, or any of its successors or assigns, whereby the Demised Property or any portion thereof is restricted by Tenant, or any successor in interest, upon the basis of race, color, religion, sexual orientation, sex or national origin in the sale, lease, use or occupancy thereof. Tenant shall comply with all applicable state and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, color, religion, sexual orientation, sex, or national origin in the sale, lease or occupancy of the Demised Property.

(i) Affirmative Action Plan - The Tenant shall report to the Landlord information relative to the equality of employment opportunities whenever so requested by the Landlord.

(ii) Assurance of compliance with Section 504 of the Rehabilitation Act - The Tenant shall report its compliance with Section 504 of the Rehabilitation Act whenever requested by the Landlord.

(iii) Civil Rights - The Tenant agrees to abide by Chapter 11A, Article IV, Sections 2 and 28 of the Code of Miami-Dade County, as amended, applicable to non-

discrimination in employment and abide by Executive Order 11246 which requires equal employment opportunity.

(iv) Where applicable, the Tenant agrees to abide and be governed by Titles VI and VII, Civil Rights Act of 1964 (42 USC 2000 D&E) and Title VIII of the Civil Rights Act of 1968, as amended, and Executive Order 11063 which provides in part that there will be no discrimination of race, color, sex, religious background, ancestry, or national origin in performance of this Lease, with regard to persons served, or in regard to employees or applicants for employment or housing; it is expressly understood that upon receipt of evidence of such discrimination, the Landlord shall have the right to terminate said Lease.

(v) The Tenant also agrees to abide and be governed by the Age Discrimination Act of 1975, as amended, which provides; in part, that there shall be no discrimination against persons in any area of employment because of age. The Tenant agrees to abide and be governed by Section 504 of the Rehabilitation Act of 1973, as amended, 29 USC 794, which prohibits discrimination on the basis of handicap. The Tenant agrees to abide and be governed by the requirements of the Americans with Disabilities Act (ADA).

(d) Except as otherwise specified, Tenant may use the Demised Property for any lawful purpose or use authorized by this Lease and allowed under the ordinance establishing the zoning for the Demised Property (provided Tenant otherwise complies with the terms and conditions hereof). Tenant shall not knowingly suffer any act to be done or any condition to exist in or on the Demised Property or any part thereof or any article to be brought thereon, which may be dangerous, unless safeguarded as required by law, or which may make void or voidable any insurance then in force with respect thereto.

13.2 Dangerous Liquids and Materials. Tenant shall not possess or otherwise maintain flammable or combustible liquids on or about the Demised Property. Tenant shall not knowingly permit its Sublessees or other person or entity in contractual privity with Tenant to carry flammable or combustible liquids into or onto the Demised Property during or following completion of construction except as such substances are used in the ordinary course of business, and shall prohibit the storage or manufacture of any flammable or combustible liquid or dangerous or explosive materials in or on the Demised Property; provided that this restriction shall not apply to prevent (a) the entry and parking of motor vehicles carrying flammable or combustible liquids solely for the purpose of their own propulsion, (b) the maintaining retail inventories for sale to retail customers of motor oils and similar types of products, (c) the use of normal cleaning and maintenance liquids and substances and/or office and other supplies customarily used, or (d) their use in construction of Buildings and Improvements on the Demised Property.

13.3 Tenant's Duty and Landlord's Right of Enforcement Against Tenant and Successor and Assignee. Promptly upon learning of the occurrence of actions prohibited by Section 13.1 and 13.2, Tenant shall promptly take steps to terminate same, including the bringing of a suit in Circuit Court, if necessary, but not the taking or defending of any appeal therefrom. In the event Tenant does not promptly take steps to terminate a prohibited action, Landlord may seek appropriate injunctive relief against the party or parties actually engaged in the prohibited action in the Circuit Court of Miami-Dade County without being required to prove or establish

that Landlord has inadequate remedies at law. The provisions of this Section shall be deemed automatically included in all Subleases, Leasehold Mortgages, and Subleasehold Mortgages, and any other conveyances, transfers and assignments under this Lease, and any Transferee who accepts such Sublease, Leasehold Mortgage, Subleasehold Mortgage or any other conveyance, transfer or assignment hereunder shall be deemed by such acceptance to adopt, ratify, confirm and consent to the provisions of Sections 13.1, 13.2 and 13.3 and to Landlord's rights to obtain the injunctive relief specified therein. Notwithstanding anything to the contrary herein, Tenant's breach of Sections 13.1, 13.2 and 13.3 of the Lease shall not constitute a breach of lease sufficient to permit Landlord to terminate this Lease.

13.4 Designation of Buildings by Name. Tenant shall have the right and privilege of designating names by which the Buildings, the Project or a Phase thereof shall be known, so long as such name is not obscene (as defined by Florida Statutes) and is approved by the Landlord, which approval shall not be unreasonably withheld or conditioned. Notwithstanding the foregoing, upon the expiration or early termination of this Lease, or upon the Landlord re-acquiring the Demised Property, or any portion thereof by reversion, the parties hereby agree that the Landlord is not, and shall not be, bound to any designation or name used in connection with any Building, Improvement or the Project.

ARTICLE 14 ENTRY BY LANDLORD

14.1 Inspection by Landlord of Demised Property. Landlord and its authorized representatives, upon reasonable notice and in the presence of a representative of Tenant, shall have the right to enter the Demised Property at reasonable times during normal business hours for the purpose of inspecting the same to assure itself of compliance with the provisions of this Lease. Further, the Landlord shall have the right, but shall not be required, to make periodic inspections on or about the Demised Property to determine if the Demised Property is being properly maintained, and is in a reasonably neat and orderly condition. The Tenant shall be required to make any improvements in cleaning and/or maintenance methods as reasonably required by the Landlord.

14.2 Right to Inspect Books and Records of Tenant. The Tenant shall always make available to the Landlord for its inspection and/or audit the Tenant's books and records relating to the lease of the Affordable Housing residential units on the Demised Property. Further, the Tenant hereby acknowledges and agrees that its agreement to construct and maintain the requisite number of units of Affordable Housing residential units is an expressed inducement for the Landlord to enter into this Lease. Therefore, any failure by the Tenant to maintain one hundred (100%) percent of the residential rental units owned by the Tenant as Affordable Housing units for a period of fifty (50) years following the tenant securing a Certificate of Occupancy for each Phase of the Project shall be an Event of Default, and the Landlord shall be able to exercise any of its remedies as found in Article 19 of this Lease, in addition to any other remedy found at law.

14.3 Limitations on Inspection. Landlord, in its exercise of the right of entry granted to it in Section 14.1 herein, shall (a) not unreasonably disturb the occupancy of Tenant or Sublessees nor disturb their business activities; and (b) with respect to any residential Sublessee,

shall comply with all laws, rules and regulations governing or applicable to the Landlord of residential premises.

ARTICLE 15
LIMITATIONS OF LIABILITY

15.1 Limitation of Liability of Landlord. Landlord shall not be liable to Tenant for any incidental or consequential loss or damage whatsoever arising from the rights of Landlord hereunder.

15.2 Limitation of Liability of Tenant. Tenant shall not be liable to Landlord for any incidental or consequential loss or damage whatsoever arising from rights of Tenant hereunder.

ARTICLE 16
DAMAGE AND DESTRUCTION

16.1 Tenant's Duty to Restore. If, at any time during the Term of this Lease, the Demised Property or any part thereof (other than the Transit Hub) shall be damaged or destroyed by fire or other casualty covered within the insurance designation of fire and extended coverage as same is customarily written in the State of Florida, Tenant, at its sole cost and expense, if so requested by Landlord or elected by Tenant, and provided that the insurance proceeds related to such casualty are made available to Tenant in a sufficient net amount for use in connection therewith, shall repair, alter, restore, replace or rebuild the same as nearly as reasonably possible to its value, conditions and character which existed immediately prior to such damage or destruction, subject to such changes or alterations as Tenant may elect to make in conformity with the provisions of this Lease and modern construction techniques and methods. Provided Tenant otherwise complies with the terms of this Lease and obtains Landlord's approval, through its Board of County Commissioners, it may construct Buildings and Improvements which are larger, smaller or different in design, function or use and which represent a use comparable to prior use or compatible with uses of property in the immediate geographical area, to the extent such construction and improvement are allowed by Article 4 of this Lease and by applicable Laws and Ordinances. However, in the event insurance proceeds related to such casualty are not made available to Tenant for use in connection therewith, or are deemed insufficient by Tenant in its reasonable discretion, and Tenant elects not to rebuild, Landlord and Tenant shall each have the right to terminate this Lease as to such Phase or Phases which suffered the casualty but the Rent shall continue at the same amount for any remaining portions of the Demised Property.

16.2 Landlord's Duty to Repair and Rebuild Transit Hub. If, at any time during the term of this Lease, the Transit Hub (or any part thereof) shall be damaged or destroyed by fire or other casualty covered within the insurance designation of fire and extended coverage as same is customarily written in the State of Florida, Landlord, at its sole cost and expense, shall in its sole discretion repair or rebuild a Transit Hub of similar design, size and capacity as is required by Landlord's transit needs at the time of such repair or rebuilding.

16.3 Interrelationship of Lease Sections. Except as otherwise provided in this Article 16, the conditions under which any construction, repair and/or maintenance work is to be performed and the method of proceeding with and performing the same shall be governed by all the provisions of Article 4 and Article 11 herein.

16.4 Loss Payees of Tenant-Maintained Property Insurance. With respect to all policies of property insurance required to be maintained by Tenant in accordance with Schedule 7 attached, (a) Landlord shall be named as an additional insured as its interest may appear, and (b) the loss thereunder shall be payable to Tenant, Landlord and to any Lender under a standard mortgage endorsement. Neither Landlord nor any Lender shall unreasonably withhold its consent to a release of the proceeds of any fire or other casualty insurance for any loss which shall occur during the Term of this Lease for repair or rebuilding; provided that Lenders' agreements relative to insured losses and use of proceeds shall be subject to the terms of their Mortgages. Any proceeds remaining after completion of rebuilding or repair under this Article, shall be paid to Tenant.

16.5 Repairs Affecting Transit Hub or Demised Property. Before beginning any repairs or rebuilding, or letting any contracts in connection therewith, required by any damage to or destruction of the Demised Property which adversely affects the Transit Hub entrance, or any damage to or destruction of the Transit Hub which adversely affects the entrance to or use of the Demised Property, Tenant or Landlord, as the case may be, shall submit for the other's approval (which approval shall not be unreasonably withheld, conditioned or delayed), a revised Development Concept and Plans and Specifications for such repairs or rebuilding. Any such repairs and rebuilding shall be completed free and clear of liens subject to the provisions of Article 12 herein, except to the extent they are subject to Mortgages.

16.6 Abatement of Rent. Except as otherwise set forth in this Lease, Tenant shall not be entitled to abatement, allowance, reduction or suspension of any Rent or other payments due to Landlord under this Lease.

16.7 Termination of Lease for Certain Destruction Occurring During Last Five Years of Lease Term. Notwithstanding anything to the contrary contained herein, in the event that the Demised Property or any part thereof shall be damaged or destroyed by fire or other casualty during the last five (5) years of the Term of this Lease, and the estimated cost for repair and restoration exceeds an amount equal to twenty-five percent (25%) of the then-current Fair Market Value of the Project (as determined by an appraisal secured by the Tenant and/or the Landlord), then Tenant shall have the right to terminate this Lease and its obligations hereunder by giving written notice to Landlord within six (6) months after such damage or destruction. In such event, this Lease shall terminate fifteen (15) days following Landlord's receipt of notice of casualty, and Tenant shall not be entitled to the return of any Rent. In such event, the property insurance proceeds for the damaged Buildings and Improvements, including business interruption insurance proceeds shall be paid to Landlord and Lenders as their respective interests may appear, the provisions of Section 16.4 notwithstanding.

ARTICLE 17

MORTGAGES, TRANSFERS, SUBLEASES, TRANSFER OF TENANT'S INTEREST,

New Lease and Lease in Reversion

17.1 Right to Transfer Leasehold. During the Term of this Lease, Tenant upon the prior written consent of the Landlord (meaning either the County Mayor or the Board of County Commissioners as described below), and subject to Sections 4.4 and 4.25 shall be permitted from time to time, to assign or otherwise transfer all or any portion of its rights under this Lease to

such other organizations, firms, corporations, general or limited partnerships, unincorporated associations, joint ventures, estates, trusts, any Federal, State, County or Municipal government bureau, department or agency thereof, or any other entities as Tenant shall select, so long as such organization or entity meets the requirements of Section 125.38 of the Florida Statutes and; subject to the following:

(a) Tenant shall not be in default under this Lease at the time of such assignment, or transfer;

(b) Tenant shall obtain written consent of the Landlord, through its County Mayor, or his designee, not to be unreasonably withheld, delayed or conditioned, both as to the proposed transfer and the proposed transferee, but only if Tenant desires not to retain its obligation and responsibility to complete the Project under this Lease;

(c) If in any request to the Landlord the Tenant seeks a transfer or an assignment of this Lease and/or a release from liability, then accompanied by any such request to Landlord, Tenant shall include copies of the proposed assignment or transfer documents, together with the latest financial statement (audited, if available) of the proposed transferee and a summary of the proposed transferee's prior experience in managing and operating real estate developments. In such instance, the Board of County Commissioners shall consider the matter and determine, in its sole discretion to consent to the Tenant's release from liability hereunder where the proposed transferee has been demonstrated to have financial worth at least equal to the original Tenant (or is otherwise financially acceptable to the Landlord), a sound business reputation and a demonstrated managerial and operational capacity for real estate developments, and the transferee complies with all applicable local, county, State, and Federal laws and ordinances. If the Landlord consents to such transferee or assignee, the original Tenant or then applicable assignor shall be released of all obligations under this Lease accruing after the effective date of such transfer or assignment, but only as to the portion of the Demised Property so transferred. Notwithstanding the foregoing provisions of Section 17.1, nothing herein shall obligate the Landlord to approve any transfer or assignment, and unless otherwise agreed to in writing by the Landlord, if Tenant transfers its interest in all or any part of the Lease prior to the completion of construction of a Phase of the Project, the Tenant (or assignor) who is the transferor shall remain liable under all the terms and provisions of this Lease until that Phase is substantially completed (as evidenced by the issuance of a Certificate of Completion or Certificate of Occupancy) for that Phase.

(d) Any assignment or transfer of all or any part of Tenant's interest in the Lease and the Demised Property shall be made expressly subject to the terms, covenants and conditions of this Lease, and such assignee or transferee shall expressly assume all of the obligations of Tenant under this Lease applicable to that portion of the Demised Property being assigned or transferred, and agree to be subject to all conditions and restrictions to which Tenant is subject, but only for matters accruing while such assignee or transferee holds, and only related to, the assigned, or transferred interest. However, nothing in this subsection or elsewhere in this Lease shall abrogate (i) Landlord's right to payment of all Rent and other amounts due Landlord which accrued prior to the effective date of such transfer, and Landlord shall always have the right to enforce collection of such Rent or other sums due in accordance with the terms and

provisions of this Lease; and (ii) the obligation for the development, use and operation of every part of the Demised Property to be in compliance with the requirements of Section 4.1 herein.

(e) There shall also be delivered to Landlord a notice which shall designate the name and address of the transferee and the post office address of the place to which all notices required by this Lease shall be sent.

(f) Such transferee of Tenant (and all succeeding and successor transferees) shall succeed to all rights and obligations of Tenant under this Lease with respect to the portion of the Demised Property so transferred, and subject to the terms of the document of assignment or transfer, including the right to mortgage, encumber and otherwise assign and transfer subject, however, to all duties and obligations of Tenant, and subject to the terms of the document of assignment or transfer, in and pertaining to the then term of this Lease. As between Tenant and the transferee, the assignment (or other document of transfer) shall allocate such portion, if any, of the Rent and any other payments and obligations under this Lease to be paid or provided to Landlord by the transferee.

(g) Once an assignment or transfer has been made with respect to any portion of the Demised Property, the transferee and Landlord may thereafter modify, amend or change the Lease with respect to such portion of the Demised Property, so long as Tenant has been released from all rights and obligations under the Lease pertaining to the assigned portion of the Demised Property, all subject to the provisions of the assignment or transfer, so long as they do not diminish or abrogate the rights of Tenant (or anyone claiming through Tenant) as to any other part of the Demised Property, and no such modification, amendment or change shall affect any other part of the Demised Property or the Lease thereof.

(h) Except as may otherwise be specifically provided in Section 17.1, upon the Landlord's consent to a transfer by any assignor, such transferor shall be released and discharged from all of its duties and obligations hereunder which pertain to the portion of the Demised Property transferred for the then unexpired term of Lease, including the payment of Rent, Additional Rent and Impositions which are not then due and payable; it being the intention of this Lease that the tenant then in possession shall be liable for the payment of Rent, Additional Rent and Impositions becoming due and payable during the term of its possession of the Demised Property, and that there shall be no obligation on the part of such tenant (or any transferor) for the payment of any Rent, Additional Rent or Impositions which shall become due and payable with respect to the portion of the Demised Property transferred subsequent to the termination of its possession of any portion of the Demised Property under the terms of this Lease.

(i) Any act required to be performed by Tenant pursuant to the terms of this Lease may be performed by any transferee or Sublessee of Tenant and the performance of such act shall be deemed to be performed by Tenant and shall be accepted by Landlord as Tenant's act, provided such act is otherwise performed in accordance with the terms of this Lease. References in this Lease to "Tenant" shall be deemed applicable to a Sublessee or assignee, as well as to the Tenant named in the introductory paragraph.

(j) For purposes of this Article, the words "assignment," or "transfer" shall be deemed to have similar meanings unless the context indicates otherwise, but shall not include a Sublease, which is addressed in Section 17.7, below. If Tenant is a corporation, limited liability company, unincorporated association, general or limited partnership, or joint venture, the transfer, assignment, or hypothecation of (a) any stock of Tenant in the case Tenant is a corporation, (b) partnership interest in Tenant, in the case Tenant is a general or limited partnership, (c) members interest in Tenant, in the case Tenant is a limited liability company, or (d) interest in Tenant, in the case the Tenant is another type of entity, in which the aggregate is in excess of fifty percent (50%) of the ownership of such corporation, limited or general partnership, limited liability company or another type of entity, shall be deemed an assignment within the meaning and provisions of this Section. "In the aggregate", means the sum of all stock or other interests transferred over the entire period of this Lease. Stock or other interests transferred among the original holders and/or their families of such stock, partnership interests, member interests or other interests as of the Commencement Date of the Lease or such later date as the Landlord shall consent to an assignment or transfer pursuant to this Section 17.1, is excluded.

17.2 Right to Mortgage Leasehold. Notwithstanding Section 17.1 to the contrary, with regard to any Phase for which the Tenant has received a non-appealable allocation of LIHTC allocation, the Tenant and its Sublessees shall have the right from time to time, and without prior consent of Landlord, to mortgage and otherwise encumber their rights regarding the Demised Property for that particular Phase under this Lease, a Sublease thereof, and the leasehold estate, in whole or in part, by a Leasehold or Subleasehold Mortgage or Mortgages to any Lender, provided it is a recognized lending institution, such as a bank, savings and loan, pension fund, insurance company, savings bank, real estate investment trust, tax credit syndication entity, other real estate investment or lending entity, federal, state, county or municipal governmental agency or bureau, whether such be local, national or international, or the mortgage is a purchase money mortgage given back to the transferor, or is bridge financing provided by an affiliate of the Tenant, or otherwise is reasonably acceptable to Landlord. Except as otherwise reasonably approved by the Landlord, through its Board of County Commissioners, or his designee, such Mortgages or encumbrances shall be expressly subject to the terms, covenants and conditions of this Lease, and at all times shall be inferior and subject to the prior right, title and interest of Landlord herein as security for the performance of the terms and conditions of this Lease. Tenant and Sublessee shall provide Landlord with a copy of all such Mortgages. The granting of a Mortgage against all or part of the leasehold estate in the Demised Property shall not operate to make the Lender thereunder liable for performance of any of the covenants or obligations of Tenant or Sublessee under this Lease or a Sublease, except in the case of a Lender which owns or is in possession or control of all or a portion of the Demised Property, and then only for the applicable portion of the Demised Property, and its period of ownership or possession, or as otherwise provided under applicable law, but Landlord shall always have the right to enforce the Lease obligations against such portion of the Demised Property, including such obligations accruing prior to such period of ownership or possession, subject to the terms hereof. The amount of any Mortgage may be increased whether by an additional mortgage and agreement consolidating the liens of such Mortgage or by amendment of the existing Mortgage, and may be permanent or temporary, replaced, extended, increased, refinanced, consolidated or renewed without the consent of Landlord. Such Mortgages may contain a provision for an assignment of any rents, revenues, monies or other payments due to

Tenant or Sublessee as a landlord (but not from Tenant or Sublessee to Landlord) from Tenant or a Lender, and a provision therein that the Lender in any action to foreclose the same shall be entitled to the appointment of a receiver. Further, Tenant agrees that it shall not encumber, mortgage, or lien any portion of the Demised Property that is not immediately necessary for a Phase of the Project in which construction is about to occur, as evidenced by Permits, an approved site plan and construction financing. Notwithstanding the foregoing, Tenant may encumber, mortgage and/or lien any portion of the Demised Property in which it has already Commenced Construction or where Completion of Construction has occurred. This Section shall survive the expiration and/or early termination of this Lease.

17.3 Notice to Landlord of Mortgage. A notice of each Leasehold Mortgage and Subleasehold Mortgage shall be delivered to Landlord specifying the name and address of such Leasehold and Subleasehold Mortgagee to which notices shall be sent. Landlord shall be furnished a copy of each such recorded mortgage. For the benefit of any such Leasehold or Subleasehold Mortgagee who shall have become entitled to notice as hereinafter provided in this Article 17, Landlord agrees, subject to all the terms of this Lease, not to accept a voluntary surrender, termination or modification of this Lease at any time while such Leasehold or Subleasehold Mortgages shall remain a lien on Tenant's or Sublessee's leasehold estate. Any such Leasehold or Subleasehold Mortgagees will not be bound by any modification of this Lease with respect to the portion of the Demised Property subject to such Leasehold Mortgages or Subleasehold Mortgages, unless such modification is made with the prior written consent of such Leasehold or Subleasehold Mortgagee, and no sale or transfer of Landlord's fee simple interest in the Land or any portion thereof to Tenant shall terminate this Lease by merger or otherwise so long as the lien of the Leasehold or Subleasehold Mortgage remains undischarged. The foregoing is not meant to prohibit a sale of the fee to Tenant.

17.4 Notices to Leasehold and Subleasehold Mortgagees and Sublessees. No notice of default under Section 19.1 or notice of failure to cure a default under Section 19.2(a) shall be deemed to have been given by Landlord to Tenant unless and until a copy has been given to each Leasehold Mortgagee, Subleasehold Mortgagee and Sublessee who shall have notified Landlord pursuant to Sections 17.1(e), 17.3 or 17.7 of its name, address and its interest in the Demised Property or a particular Phase thereof prior to Landlord's issuance of such notice. Landlord agrees to accept performance and compliance by any such Leasehold Mortgagee, Subleasehold Mortgagee or Sublessee of and with any of the terms of this Lease with the same force and effect as though kept, observed or performed by Tenant, provided such act or performance is timely under Sections 17.5 or 19.3. Nothing contained herein shall be construed as imposing any obligation upon any such Leasehold Mortgagee, Subleasehold Mortgagee or Sublessee to so perform or comply on behalf of Tenant.

17.5 Right to Cure Default of Tenant.

(a) In addition to any rights the Leasehold or Subleasehold Mortgagee or Sublessee may have by virtue of Article 19 herein, if, within ninety (90) days after the mailing of any notice of termination or such later date as is thirty (30) days following the expiration of the cure period, if any, afforded Tenant (the "Mortgagee Cure Period"), such Leasehold Mortgagee or a Sublessee or Subleasehold Mortgagee shall pay, or arrange to the satisfaction of Landlord for the payment of, a sum of money equal to any and all Rents or other payments due and

payable by Tenant hereunder with respect to the portion of the Demised Property to which such Leasehold or Subleasehold Mortgagee or Sublessee claims an interest as of the date of the giving of notice of termination, in addition to their pro rata share of any and all expenses, costs and fees, including reasonable attorneys' fees, incurred by Landlord in preparation for terminating this Lease and in acquiring possession of the Demised Property, then, upon the written request of such Leasehold Mortgagee, Sublessee or Subleasehold Mortgagee made any time prior to the expiration of the Mortgagee Cure Period, Landlord and the party making such request (or its nominee) shall mutually execute prior to the end of such Mortgagee Cure Period a new Lease of the Demised Property (or such portion thereof as they have an interest in or mortgage on) for the remainder of the term of this Lease and on the same terms and conditions, and with the same priority over any encumbrances created at any time by Landlord, its successors and assigns which Tenant has or had by virtue of this Lease; provided, however, that in addition to the above payments such Leasehold Mortgagee, Sublessee or Subleasehold Mortgagee shall have paid to Landlord a sum of money equal to the Rents and other payments for such portion of the Demised Property accruing from the date of such termination to the date of the commencement of the term of such new Lease, together with their pro rata share of all expenses, including reasonable attorneys' fees, incident to the preparation, printing, execution, delivery and recording of such new lease. Such priority shall exist by virtue of the notice created by this Lease to any transferee of Landlord or person receiving an encumbrance from Landlord, and the priority shall be self operative and shall not require any future act by Landlord. Such new Leases shall contain the same clauses subject to which this demise is made, and shall be at the rents and other payments for such portion of the Demised Property due Landlord and upon the terms as are herein contained. Tenants under any such new Leases shall have the same right, title and interest in and to and all obligations accruing thereafter under this Lease with respect to the applicable portion of the Demised Property as Tenant has under this Lease.

(b) If, within the Mortgagee Cure Period, more than one (1) request for a new lease shall have been received by Landlord for the same portion of the Demised Property, priority shall be given (regardless of the order in which such requests shall be made or received) to the Leasehold Mortgagee, Sublessee or Subleasehold Mortgagee making such a request in order of their priority of interest in said portion of the Demised Property. It shall be a condition of the effectiveness of any request for a new lease that a copy of such request is sent (with receipt for delivery) by the Sublessee or Subleasehold Mortgagee, as the case may be, to the Leasehold Mortgagee.

(c) Simultaneously with the making of such new leases, the party obtaining such new lease and all other parties junior in priority of interest in the Demised Property shall execute, acknowledge and deliver such new instruments, including new mortgages and a new Sublease, as the case may be, and shall make such payments and adjustments among themselves, as shall be necessary and proper for the purpose of restoring to each of such parties as nearly as reasonably possible, the respective interest and status with respect to the Demised Property which was possessed by the respective parties prior to the termination of this Lease as aforesaid.

(d) Nothing herein contained shall be deemed to impose any obligation on the part of Landlord to deliver physical possession of the Demised Property to such Leasehold Mortgagee, Sublessee or Subleasehold Mortgagee or to their respective nominee until the new leases have been executed by all pertinent parties. Landlord agrees, however, that Landlord will,

at the cost and expense of such Leasehold Mortgagee, Sublessee or Subleasehold Mortgagee or respective nominee, cooperate in the prosecution of judicial proceedings to evict the then defaulting Tenant or any other occupants of the Demised Property.

(e) If such Leasehold Mortgagee, Sublessee or Subleasehold Mortgagee or respective nominee shall acquire a new lease pursuant to this Article 17 and if, upon the termination of this Lease, Tenant, but for such termination, would have been entitled to receive any amount pursuant to the provisions of this Lease, then Landlord agrees that the same shall be paid to the new tenant, in the same manner and to the same extent as it would have been paid or applied the same to or for the benefit of Tenant as if this Lease had not terminated; subject however to Landlord's right to offset any damages accrued as a result of said termination.

(f) Upon the execution and delivery of new leases pursuant to this Article 17, all Subleases which theretofore may have been assigned to Landlord or have reverted to Landlord upon termination of this Lease shall be assigned and transferred, without recourse against Landlord, by Landlord to the tenant under any such new leases. Between the date of termination of this Lease and the date of execution and delivery of the new leases, if the Leasehold Mortgagee, Subleasehold Mortgagee, or Sublessee shall have requested such new leases as provided for in this Section 17.5, Landlord will not cancel any or Sublease or accept any cancellation, termination or surrender thereof (unless such termination shall be effective as a matter of law on the termination of this Lease) without the consent of the Leasehold or Subleasehold Mortgagee or Sublessee, except:

(i) for default as permitted in such, and

(ii) for the purpose of permitting Landlord to enter into a Sublease with another or Sublessee who will occupy not less than the same amount of space demised by the canceled or Sublease at a rental rate per square foot and for terms not less than the rental rates per square foot, and for at least the remainder of the unexpired terms, respectively, of the canceled or Sublease.

(g) Nothing contained in this Lease shall require any Leasehold or Subleasehold Mortgagee or its nominee as a condition to its exercise of its right to enter into a new lease to cure any default of Tenant or Sublessee not reasonably susceptible of being cured by such Leasehold or Subleasehold Mortgagee or its nominees, in order to comply with the provisions of this Section 17.5.

(h) The provisions of this Section 17.5 shall survive any termination of this Lease.

17.6 Leasehold in Reversion and Assignment in Lieu of Foreclosure. Tenant's or Sublessee's right to mortgage and otherwise encumber this Lease and the leasehold estate in whole or in part shall include the right to require a lease in reversion which lease in reversion shall become effective upon the termination of this Lease, and shall have the same terms and provisions, including expiration date, as this Lease. The Leasehold or Subleasehold Mortgagee shall have the unrestricted right to take this Lease by lease in reversion or by assignment in lieu of foreclosure and to sell it either after foreclosure or after taking the assignment or becoming

tenant under the lease in reversion all without the consent of Landlord. The Leasehold or Subleasehold Mortgagee shall not be liable for Tenant's obligations hereunder until such a time as it becomes the new tenant, either by lease in reversion, foreclosure or assignment and then only for the period of its ownership or possession of the leasehold estate.

17.7 Rights to Sublease and Non-Disturbance to Sublessees. Tenant shall have the right to enter a Sublease without any approval or consent of Landlord; however, notwithstanding any other provisions of this Lease, no Sublease shall relieve Tenant of any obligations under the terms of this Lease unless a release is granted in accordance with Section 17.1 above. Additionally, each Sublease must be for a use compatible with the standards and requirements set forth in Section 4.1 herein. Tenant must give written notice to Landlord specifying the name and address of any Sublessee to which all notices required by this Lease shall be sent, and a copy of the Sublease. Tenant shall provide Landlord with copies of all Subleases entered into during each quarter. Landlord agrees to grant Non-Disturbance Agreements for Sublessees which provide, in the event of a termination of this Lease which applies to the Phase or portion of the Demised Property covered by such Sublease, due to an Event of Default committed by the Tenant, such Sublessee will not be disturbed and will be allowed to continue peacefully in possession directly under this Lease as the successor tenant, provided that the following conditions are met:

(a) the Sublease: (1) if to an unrelated party, is an arms-length transaction on market terms, or (2) is to an entity in which Tenant, or any individual, corporation, general or limited partnership or other entity holding an equity interest in Tenant, is a member, co-general partner or special limited partner and which is seeking or has obtained an allocation of LIHTC, or (3) is for commercial or other non-residential uses consistent with this Lease;

(b) the Sublessee shall be in compliance with the terms and conditions of its Sublease; and

(c) the Sublessee shall agree to attorn to Landlord.

Landlord further agrees that it will grant such assurances to such Sublessees so long as they remain in compliance with the terms of their Subleases, and provided further that any such Subleases do not extend beyond the expiration of the Term of this Lease.

17.8 Estoppel Certificates from Landlord. Upon request of Tenant or any Leasehold Mortgagee, Subleasehold Mortgagee or Sublessee, Landlord agrees to give such requesting party an estoppel certificate in accordance with Section 22.2 herein.

17.9 Limited Waiver of Landlord Lien. In order to enable Tenant and its Sublessees to secure financing for the purchase of fixtures, equipment, and other personalty to be located on or in the Demised Property, whether by security agreement and financing statement, mortgage or other form of security instrument, Landlord does waive and will from time to time, upon request, execute and deliver an acknowledgment that it has waived its "landlord's" or other statutory, common law or contractual liens securing payment of rent or performance of Tenant's other covenants under this Lease as to such fixtures, equipment or other personalty.

17.10 No Subordination or Mortgaging of Landlord's Fee Title. There shall be no subordination of Landlord's fee simple interest in the Land to the lien of any Leasehold Mortgage or Subleasehold Mortgage financing nor shall Landlord be required to join in such mortgage financing. No Leasehold Mortgagee or Subleasehold Mortgagee may impose any lien upon the Landlord's fee simple interest in the Land.

ARTICLE 18 **EMINENT DOMAIN**

18.1 Taking of Demised Property. If at any time during the Term of this Lease the power of eminent domain shall be exercised by any federal or state sovereign or their proper delegates, by condemnation proceeding (a "Taking"), to acquire the entire Demised Property, such Taking shall be deemed to have caused this Lease to terminate and expire on the date of such Taking. Tenant's right to recover a portion of the award for a Taking, as hereinafter provided, is limited to the fair market value of the Buildings and other Improvements, plus the value of Tenant's interest in the unexpired term of the leasehold estate created pursuant to this Lease, and in no event shall Tenant be entitled to compensation for any fee interest in the Land. Notwithstanding anything herein contained to the contrary, Landlord shall be entitled to receive from the condemning authority not less than the appraised value of the Land, subject to the Lease, and as if vacant and assuming no improvements existed on the Property, at the time of Taking. For the purpose of this Article 18, the date of Taking shall be deemed to be either the date on which actual possession of the Demised Property or a portion thereof, as the case may be, is acquired by any lawful power or authority pursuant to the Taking or the date on which title vests therein, whichever is earlier. All Rents and other payments required to be paid by Tenant under this Lease shall be paid up to the date of such Taking. Tenant and Landlord shall, in all other respects, keep, observe and perform all the terms of this Lease up to the date of such Taking.

18.2 Proceeds of Taking. In the event following any such Taking as aforesaid, this Lease is terminated, or in the event following a Taking of less than the whole of the Demised Property this Lease is terminated as provided for in Section 18.3 herein, the proceeds of any such Taking (whole or partial) shall be distributed as described in Section 18.1. If the value of the respective interests of Landlord and Tenant shall be determined according to the foregoing provisions of this Section 18 in the proceeding pursuant to which the Demised Property shall have been taken, the values so determined shall be conclusive upon Landlord and Tenant. If such values shall not have been separately determined in such proceeding, such values shall be fixed by agreement between Landlord and Tenant, or if they are unable to agree, by an apportionment hearing within the condemnation proceeding so that the allocation between the parties is fair and equitable. Leasehold Mortgagees and Subleasehold Mortgagees shall be entitled to participate in any proceedings in connection with a Taking, and to receive directly from the Taking Authority any sums to which they are found to be entitled.

18.3 Partial Taking; Termination of Lease. If, in the event of a Taking of less than the entire Demised Property, the remaining portion of the Demised Property not so taken cannot be adequately restored, repaired or reconstructed so as to constitute a complete architectural unit of substantially the same usefulness, design, construction, and commercial feasibility, as immediately before such Taking, then Tenant shall have the right, to be exercised by written

notice to Landlord within one hundred twenty (120) days after the date of Taking, to terminate this Lease on a date to be specified in said notice, which date shall not be earlier than the date of such Taking, in which case Tenant shall pay and shall satisfy all Rents and other payments due and accrued hereunder up to the date of such termination and shall perform all of the obligations of Tenant hereunder to such date, and thereupon this Lease and the Term herein demised shall cease and terminate. Upon such termination the Tenant's interest under this Lease in the remainder of the Demised Property not taken shall be sold in accordance with applicable Law, and the proceeds of the sale shall be combined with the award given for the partial Taking with the entire amount then being distributed as if a total Taking had occurred. Landlord shall have the option to purchase Tenant's interest under this Lease in the remainder of the Demised Property at its fair market value for a period of sixty (60) days after the determination of fair market value, which value shall be determined by a mutually acceptable appraiser (or if no one appraiser is agreed upon by the parties, by an appraiser, chosen by two appraisers, one of which will be appointed by each party, within one hundred and fifty (150) days from the date the Lease was terminated. The fair market value specified in the preceding sentence shall be limited to the fair market value of the Buildings and Improvements, which fair market value shall include the value of Tenant's interest in the unexpired Term of the leasehold estate created pursuant to this Lease, and in no event shall such value include any fee simple interest in the Land. All appraisal costs shall be split equally between the Landlord and Tenant. If Landlord fails to purchase, the remainder may be sold.

18.4 Partial Taking; Continuation of Lease. If following a partial Taking this Lease is not terminated as hereinabove provided then, this Lease shall terminate as to the portion of the Demised Property taken in such condemnation proceedings; and, as to that portion of the Demised Property not taken Tenant shall proceed at its own cost and expense either to make an adequate restoration, repair or reconstruction or to rebuild a new Building upon the Phase of the Demised Property affected by the Taking. In such event, Tenant's share of the award shall be determined in accordance with Section 18.1 herein. Such award to Tenant shall be used by Tenant for its reconstruction, repair or rebuilding. Any excess award after such reconstruction, repair or rebuilding, may be retained by Tenant. If the part of the award so paid to Tenant is insufficient to pay for such restoration, repair or reconstruction, Tenant may terminate the Term, failing which Tenant shall pay the remaining cost thereof, and shall fully pay for all such restoration, repair and reconstruction, and complete the same to the reasonable satisfaction of Landlord free from mechanics' or materialmen's liens and shall at all times save Landlord free and harmless from any and all such liens. In the event, the partial Taking results in making it impossible or unfeasible to reconstruct, restore, repair or rebuild a new Building on such Phase, Tenant's share of the award shall be determined in accordance with Section 18.1 herein. In such event, if Tenant elects not to terminate this Lease, then the Rent and/or Additional Rent shall be partially abated on an equitable basis to be agreed to by Tenant and Landlord.

18.5 Temporary Taking. If the whole or any part of the Demised Property or of Tenant's interest under this Lease be taken or condemned by any competent authority for its or their temporary use or occupancy not exceeding one year, Tenant may elect to terminate the remaining Term, failing which this Lease shall not terminate by reason thereof, and Tenant shall continue to pay, in the manner and at the times herein specified, the full amounts of the Rents and all other charges payable by Tenant hereunder and, except only to the extent that Tenant may be prevented from so doing pursuant to the terms of the order of the condemning authority, to

perform and observe all of the other terms, covenants, conditions and all obligations hereof upon the part of Tenant to be performed and observed, as though such Taking had not occurred. In the event of any such temporary Taking, Tenant shall be entitled to receive the entire amount of any award made for such temporary Taking (attributable to the period within the term of the Lease), other than any portion of which was abated by Landlord pursuant to this Lease, which amount Landlord shall be entitled to claim from the Taking Authority, whether paid by way of damages, rent or otherwise Tenant covenants that, upon the termination of any such period of temporary Taking, prior to the expiration of the term of this Lease, it will, at its sole cost and expense, restore the Demised Property, as nearly as may be reasonably possible, to the condition in which the same were immediately prior to such Taking, provided that the Taking Authority compensates Tenant for such restoration.

18.6. Additional Takings. In case of a second or any additional partial Taking or Takings from time to time, the provisions hereinabove contained shall apply to each such partial Taking. In the event any federal or state sovereign or their proper delegates with the power of eminent domain appropriates or condemns all or a portion of the Demised Property, and Landlord is a beneficiary of such Taking, the award shall be divided in accordance with the provisions of this Article 18. In that event, in accordance with the provisions hereof, Tenant shall restore, repair, or reconstruct any portion of Demised Property not taken; provided that if the award so paid to Tenant shall be insufficient to fully pay for such restoration, repair or reconstruction, Tenant shall have the option of:

(a) Repairing at its expense, in which event the provisions of Article 16 herein shall control, or

(b) Terminating the Lease in which event the provisions of Article 16 herein shall control.

18.7 Inverse Condemnation or Other Damages. In the event of damage to the value of the Demised Property by reason of change of grade, access rights, street alignments or any other governmental or quasi-governmental act (not involving Landlord solely in its capacity as such) which constitutes an inverse condemnation of any portion of the Demised Property creating a right to full compensation therefore, then Landlord and Tenant shall each be entitled to claim and receive from the net payment or award made on account thereof, the compensation for their respective estates and interests as set forth in Section 18.1.

18.8 Taking by Landlord. Should Landlord condemn the Demised Property or any portion thereof within the first fifteen (15) years of the term of this Lease, it is expressly agreed by Landlord that full compensation to Tenant shall be:

(a) Those factors set forth in Section 18.1 above; and

(b) The pro rata costs expended by Tenant in the development of the condemned portion of the Demised Property other than the hard costs to construct any Buildings located thereon; and

(c) Any and all penalties (including so-called "tax credit recapture payments"), taxes (including penalties and interest thereon), and other monies payable to or on

behalf of the tax credit limited partners of a Phase of the Project or other aspect of the Project for which tax credits or similar inducements are obtained, if applicable.

The provisions of this Section regarding Tenant's compensation shall not be applicable to any proceeding other than a Taking by the Landlord within the first fifteen (15) years of the term of this Lease. The costs referred to in clause (b) above include but are not limited to legal fees; architectural, engineering, surveying, planning, and other consulting fees; accounting fees; brokerage fees in connection with leasing and financing; other financing costs; costs of infrastructure such as water, sewer, other utilities and road, drainage and other land improvements; a reasonable and fairly allocable share of Tenant's overhead costs related to the portion of the Demised Property that is taken; and interest from the date such costs were expended to the date of compensation at the prime, as announced or published as such in The Wall Street Journal or a similar nationally recognized financial reporting outlet. Landlord agrees that Landlord shall not condemn the Demised Property or any portion thereof except (i) in good faith, (ii) when no other property is reasonably suitable for the public use the Landlord needs, and (iii) for a purpose other than either leasing or selling the condemned property to another person or entity engaging in Tenant's or any Sublessee's business of leasing office, commercial or residential space (or a combination of such uses). If there is a Taking by Landlord of a portion of the Demised Property, Landlord shall not use the property it so acquires for any use detrimental to Tenant's remaining property, which prohibited uses include but are not limited to a trash transfer station, Metromover turning or switching yard, train repair or storage, bus storage or repair, warehouse having a truck parking area or loading dock visible from the road, jail or other use with the clear likelihood of diminishing Tenant's use and enjoyment of the remainder of the Demised Property. Landlord shall consult with and coordinate design of any improvements upon the land referred to in this paragraph with Tenant, so as to maintain architectural compatibility with the balance of the Buildings located on the Demised Property, and so as to coordinate traffic.

18.9 Involuntary Conversion. In the event any Taking or other like proceeding or threat or imminence thereof shall occur as provided for hereinabove or otherwise, Landlord and Tenant agree to cooperate with each other (especially in the event of a Taking under Section 18.8) in order to provide proper evidence of communication of the proceeding or threat or imminence thereof (including evidence of like Takings under Section 18.7) to the Internal Revenue Service for purposes of determining whether property has been voluntarily converted within the meaning of the Internal Revenue Code.

18.10 Condemnation of Fee Interest. Notwithstanding anything in Article 18 to the contrary, Landlord hereby covenants and agrees with Tenant that (a) it will not agree to any Taking by any party without the consent of Tenant which may be withheld in Tenant's sole direction, (b) it will contest such Taking, and (c) it will as part of its defense against a Taking will avail itself of the defense, if available, that one entity with condemnation powers cannot condemn the property of another entity with similar powers.

ARTICLE 19
DEFAULT BY TENANT OR LANDLORD

19.1 Events of Default of Tenant. Unless otherwise specified in this Lease, the following provisions shall apply if any one or more of the following "Events of Default" of or by Tenant shall happen:

(a) Default arising from the failure to make due and punctual payment of any Rent, Additional Rent or other monies payable to Landlord under this Lease when and as the same shall become due and payable and such default shall continue for a period of thirty (30) days after written notice thereof from Landlord to Tenant, with copies thereof to each Leasehold Mortgagee, Sublessee, and Subleasehold Mortgagee who shall have notified Landlord of its name, address and interest prior to such notice; or

(b) Default arising from the Tenant's failure to keep, observe and/or perform any of the terms contained in this Lease, excepting the obligation to pay Rent, Additional Rent revenues or other monies due Landlord, and such default shall continue for a period of thirty (30) days after written notice thereof from Landlord to Tenant setting forth with reasonable specificity the nature of the alleged breach, with copies thereof to each Leasehold Mortgagee, Sublessee, and Subleasehold Mortgagee who shall have notified Landlord of its name, address and interest prior to such notice; or in the case of such default or contingency which cannot with due diligence and in good faith be cured within thirty (30) days, Tenant fails within said thirty (30) day period to proceed promptly and with due diligence and in good faith to pursue curing said default. Should Landlord fail to notify the Leasehold Mortgagee, Sublessee, and Subleasehold Mortgagee in accordance with the terms of this Section, it shall not prevent Landlord from taking any action against Tenant, but the rights of any Leasehold Mortgagee, Sublessee, and Subleasehold Mortgagee hereunder shall remain unaffected until it receives notice in accordance with this Section.

19.2 Failure to Cure Default by Tenant.

(a) If an Event of Default of Tenant shall occur, Landlord, at any time after the periods set forth in Section 19.1 (a) or (b) and provided Tenant has failed to cure such Event of Default within such applicable period, shall give written notice to Tenant and to any Leasehold Mortgagee, Sublessee or Subleasehold Mortgagee who has notified Landlord in accordance with Sections 17.1(e), 17.3, or 17.7, specifying such Events of Default of Tenant and stating that this Lease and the term hereby demised shall expire and terminate on the date specified in such notice, which shall be at least thirty (30) days after the giving of such notice, during which time Tenant and/or the Leasehold and Subleasehold Mortgagees and Sublessees shall have the right to cure such default, and upon the date specified in such notice if the Event of Default has not been cured, then, subject, however, to the provisions of Sections 17.5 and 19.3 herein, this Lease and the term hereby demised and all rights of Tenant under this Lease, shall expire and terminate.

(b) If an Event of Default of Tenant shall occur and the rights of Leasehold Mortgagees, Sublessees, and Subleasehold Mortgagees shall not have been exercised as provided within this Lease, then Landlord, at any time after the periods for exercise of rights as set forth

under Sections 17.5, 19.1 and 19.3 herein, shall have the following rights and remedies which are cumulative:

(i) in addition to any and all other remedies in law or in equity that Landlord may have against Tenant, Landlord shall be entitled to sue Tenant for all damages, costs and expenses arising from Tenant's committing an Event of Default hereunder and to recover all such damages, costs and expenses, including reasonable attorneys' fees at both trial and appellate levels;

(ii) to restrain, by injunction, the commission of or attempt or threatened commission of an Event of Default and/or to obtain a decree specifically compelling performance of any such term or provision of the Lease;

(iii) to direct the Tenant to plat the unencumbered and/or undeveloped Demised Property, or portions thereof, within twelve (12) months of when the Landlord has found the Tenant in default of this Lease;

(iv) in the event that Tenant has failed to plat, as required in paragraph 19.2 (b) (iii) above, Landlord shall be free to plat or secure a waiver of plat for the unencumbered and/or undeveloped Demised Property, or any portion thereof, in order to terminate this Lease on any portions of the Demised Property that is unencumbered and/or undeveloped. Should Landlord undertake to perform such work, to plat or secure a waiver of plat, Landlord shall be free to secure any and all of the cost and expense associated with such work by placing a claim against the surety bond maintained by the Tenant (such claim may be made in advance of any such work or for reimbursement). And, in furtherance of the foregoing, Tenant shall: (a) secure and maintain a surety bond, at its sole cost and expense, with the Landlord as obligee, in an amount equal to the cost to plat, or secure a waiver of plat, for the unencumbered and/or undeveloped Demised Property, which is subject to the Landlord's reversionary interest (such bond shall be maintained for the seven year period in which the Project must be completed, unless the entire Project is completed prior to the end of such seven (7) year period, as may extended due to the additional time caused by any Unavoidable Delay); and (b) Tenant shall annually provide the Landlord with evidence of said surety bond, and (i) said bond shall include a clause stating that it shall not be modified or changed without sixty (60) days advance written notice to the Landlord, and (ii) said bond shall be written through surety insurers meeting the requirements of Section 287.0935, Florida Statutes, whether or not such statute is technically applicable to this matter. Landlord and Tenant further agree that Landlord shall determine the annual cost to plat, or secure a waiver of plat, for the Demised Property, which amount shall be the amount of the surety bond secured by Tenant. Further, on an annual basis, should the Landlord, after being notified in writing by Tenant that the surety bond is about to expire, fail to provide the Tenant with an amount for such costs within thirty (30) days, the Tenant shall maintain the surety bond in the exact same amount as the previous year.

(v) to terminate any and all obligations that Landlord may have under this Lease, in which event Landlord shall be released and relieved from any and all liability under this Lease; provided, however, that if the Event of Default is specific to a single Phase or specific Phases, and the Event of Default has not been cured following the expiration of all

notice and cure period, the Lease shall terminate as to the affected Phase or Phases and any remaining undeveloped portion or Phases of the Project.

19.3 Rights of Leasehold Mortgagees, Sublessees and Subleasehold Mortgagees.

(a) If Landlord shall have given notice to any Leasehold Mortgagee, Sublessee or Subleasehold Mortgagee, as required by Sections 17.4 and 19.2(a) herein, such Leasehold Mortgagee, Sublessee or Subleasehold Mortgagee shall have, and be subrogated to, any and all rights of Tenant with respect to the curing of any such Event of Default, and shall also have the right to extend the period of time for curing of any such Event of Default for an additional period of sixty (60) days from the date contained in the notice given pursuant to Sections 17.4 and 19.2 herein, or in the case of an Event of Default which cannot be cured within said sixty (60) day period, for such additional period as, with all due diligence and in good faith, is necessary to cure the Event of Default.

(b) Irrespective of any other right a Leasehold Mortgagee (or Subleasehold Mortgagee) may have to maintain this Lease free from default and in the meantime to foreclose its Leasehold Mortgage (or Subleasehold Mortgage), such Leasehold Mortgagee (or Subleasehold Mortgagee), as to any Event of Default of Tenant that may not be cured by the payment of money and which is not susceptible to curing by entry upon the Demised Property or otherwise, shall have the right to further extend the period of time within which to cure such Event of Default of Tenant for such additional period as, with all due diligence and in good faith will enable such Leasehold or Subleasehold Mortgagee to institute foreclosure proceedings, apply for the appointment of a receiver for the purpose, among other things, of curing such Event of Default, if such is susceptible to curing, and to acquire by foreclosure Tenant's or Sublessee's interest in this Lease, to effect a removal of Tenant or Sublessee from the Demised Property and, in the meantime and at the earliest opportunity, to cure such Event of Default if such is susceptible to curing. In the event the leasehold estate created by this Lease or by a Sublease hereunder shall have been duly acquired by such Leasehold Mortgagee (or Subleasehold Mortgagee) or any purchaser at a foreclosure sale (hereinafter referred to as "Foreclosure Purchaser"), and such Event of Default of Tenant shall have been duly cured, then the notice of termination of this Lease based upon Tenant's or Sublessee's failure to timely cure such Event of Default of Tenant shall be deemed withdrawn, terminated and of no further force or effect. In the event, however, that such Leasehold Mortgagee (or Subleasehold Mortgagee) or any Foreclosure Purchaser fails to cure such Event of Default of Tenant within the time periods set forth in this Section 19.3, Landlord reserves the right to (and must do so to effect a termination) give such Leasehold Mortgagee (or Subleasehold Mortgagee) or any Foreclosure Purchaser, by a nationally recognized overnight delivery (courier) service, or by registered or certified mail, return receipt requested, thirty (30) days' written notice of termination of this Lease due to such failure by the Leasehold Mortgagee (or Subleasehold Mortgagee) or any Foreclosure Purchaser to cure such prior Event of Default by Tenant. After the giving of such notice of termination to such Leasehold Mortgagee (or Subleasehold Mortgagee) or any Foreclosure Purchaser and upon the expiration of said thirty (30) days, during which time such Leasehold Mortgagee (or Subleasehold Mortgagee), or Foreclosure Purchaser shall have failed to cure such default, this Lease and the term thereof shall end and expire as fully and completely as if the date of expiration of such thirty (30) day period were the day herein definitely fixed for the end and expiration of this Lease or Sublease and the term thereof. If Tenant, Sublessee, such Leasehold

Mortgagee (or Subleasehold Mortgagee), or any Foreclosure Purchaser is in possession either personally or by a receiver, Tenant, Sublessee, such Leasehold Mortgagee (or Subleasehold Mortgagee) or any Foreclosure Purchaser or such receiver as the case may be, shall then quit and peacefully surrender the Demised Property to Landlord. Notwithstanding anything contained herein to the contrary, such Leasehold Mortgagee (or Subleasehold Mortgagee) shall not be required to institute foreclosure proceedings if it is able to acquire and does acquire Tenant's or Sublessee's interest in the leasehold estate by any other means so long as such Leasehold or Subleasehold Mortgagee fulfills all other requirements of this Article 19 and of Section 17.5.

19.4 Surrender of Demised Property. Upon any expiration or termination of the Term in accordance with the terms and conditions of this Lease, Tenant and all Sublessees shall quit and peacefully surrender the Demised Property to Landlord, except as provided under any non-disturbance agreement provided by Landlord to any Sublessee, and Landlord shall act reasonably and promptly to accept the surrender of the Demised Property, subject to the terms hereof regarding the condition thereof at the time of surrender. Should Tenant and/or Sublessee fail to properly and/or timely surrender the Demised Property to Landlord, then Tenant and/or Sublessee shall be liable to Landlord for the Fair Market Value of the Rent for the Demised Property along with Additional Rent and Impositions. Fair Market Value shall be determined by an appraisal, which is secured by the Landlord within six (6) months of the failure by Tenant and/or Sublessee to properly or timely quit and vacate the Demised Property.

19.5 Rights of Landlord after Termination. Subject to Section 17.5, after such termination of this Lease, Tenant and/or Sublessee shall be liable to Landlord for the Fair Market Value of the Rent along with Additional Rent and Impositions that accrued prior to the termination of this Lease. Fair Market Value shall be determined by an appraisal, which is secured by the Landlord within six (6) months of the date this Lease is terminated by Landlord. Landlord may relet the Demised Property or any part thereof, for such term or terms (which may be greater or less than the period which would otherwise have constituted the balance of the term of this Lease) and on such conditions (which may include concessions or free rent) as Landlord, in its reasonable discretion, may determine and may collect and receive the rents therefore, so long as Landlord uses normal and customary commercial practices in attempting to relet the Demised Property or any part thereof, and in collecting rent due from such reletting during the balance of the term of the Lease or any renewal thereof. Provided Landlord acts reasonably to mitigate damages, Landlord shall in no way be responsible or liable for any failure to relet the Demised Property or any part thereof, or for any failure to collect any rent due for any such reletting.

19.6 No Waiver by Landlord. No failure by Landlord to insist upon the strict performance of any of the terms of this Lease or to exercise any right or remedy consequent upon a breach thereof, and no acceptance by Landlord of full or partial Rent or Additional Rent during the continuance of any such breach, shall constitute a waiver of any such breach or of any of the terms of this Lease. None of the terms of this Lease to be kept, observed or performed by Tenant, and no breach thereof, shall be waived, altered or modified except by a written instrument executed by Landlord. No waiver of any breach shall affect or alter this Lease, but each of the terms of this Lease shall continue in full force and effect with respect to any other then existing or subsequent breach thereof. No waiver of any default of Tenant hereunder shall be implied from any omission by Landlord to take any action on account of such default, and no

express waiver shall affect any default other than the default specified in the express waiver and then only for the time and to the extent therein stated. One or more waivers by Landlord shall not be construed as a waiver of a subsequent breach of the same covenant, term or conditions.

19.7 Events of Default of Landlord. The provisions of Section 19.8 shall apply if any of the following "Events of Default" of Landlord shall happen: if default shall be made by Landlord in failing to keep, observe or perform any of the duties imposed upon Landlord pursuant to the terms of this Lease and such default shall continue for a period of thirty (30) days after written notice thereof from Tenant to Landlord setting forth with reasonable specificity the nature of the alleged breach; or, in the case of any such default or contingency which cannot, with due diligence and in good faith, be cured within thirty (30) days, Landlord fails within said thirty (30) day period to proceed promptly after such notice and with due diligence and in good faith to cure said Event of Default.

19.8 Failure to Cure Default by Landlord. If an Event of Default of Landlord shall occur, Tenant, at any time after the period set forth in Section 19.7 shall have the following rights and remedies which are cumulative:

(a) In addition to any and all other remedies, in law or in equity, that Tenant may have against Landlord, Tenant shall be entitled to sue Landlord for all damages (as limited by Section 15.1 above), costs and expenses arising from Landlord's committing an Event of Default hereunder and to recover all such damages, costs and expenses, including reasonable attorneys' fees at both trial and appellate levels.

(b) To restrain, by injunction, the commission of or attempt or threatened commission of an Event of Default of Landlord and to obtain a decree specifically compelling performance of any such term or provision of the Lease.

(c) To terminate any and all obligations that Tenant may have under this Lease, in which event Tenant shall be released and relieved from any and all liability under this Lease and shall surrender possession of the Demised Property to Landlord; provided, however, that Tenant shall not terminate this Lease as to any portion thereof which is subject to a Sublease, without providing at least thirty (30) days written notice to the applicable Sublessee, and obtaining the written consent of the Sublessee to such termination.

19.9 No Waiver by Tenant. Failure by Tenant to insist upon the strict performance of any of the terms of this Lease or to exercise any right or remedy upon a breach thereof, shall not constitute a waiver of any such breach or of any of the terms of this Lease. None of the terms of this Lease to be kept, observed or performed by Landlord, and no breach thereof, shall be waived, altered or modified except by written instrument executed by Tenant. No waiver of any default of Landlord hereunder shall be implied from any omission by Tenant to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and then only for the time and to the extent therein stated. One or more waivers by Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

ARTICLE 20
NOTICES

20.1 Addresses. All notices, demands or requests by Landlord to Tenant shall be deemed to have been properly served or given, if addressed to c/o Carlisle Development Group, LLC, 2950 S.W. 27th Avenue, Suite 200, Miami, Florida 33133, or to such other address and to the attention of such other party as Tenant may, from time to time, designate by written notice to Landlord. If Tenant at any time during the term hereof changes its office address as herein stated, Tenant will promptly give notice of same in writing to Landlord. The Leasehold Mortgagee, Sublessee or Subleasehold Mortgagee shall be deemed to have been properly served or given notice if addressed to such party at the address furnished pursuant to the provisions of Sections 17.1(e) and 17.3 above. All notices, demands or requests by Tenant or by a Leasehold Mortgagee, Sublessee or Subleasehold Mortgagee to Landlord shall be deemed to have been properly served or given if addressed to the Department of Housing and Community Development, Director, or his/her designee, 701 N.W. 1st Court, Suite 1400, Miami, Florida, 33136, with copies to (i) Miami-Dade Transit, 701 N.W. 1st Court, Suite 1700, Miami, Florida, 33136, (ii) General Services Administration, Director, 111 NW 1st St., Suite 2410, Miami FL 33128, and (iii) County Attorney, 111 NW 1st St., Suite 2800, Miami, FL 33128 and to such other addresses and to the attention of such other parties as Landlord may, from time to time, designate by written notice to Tenant. If Landlord at any time during the term hereof changes its office address as herein stated, Landlord will promptly give notice of same in writing to Tenant.

20.2 Method of Transmitting Notice. All such notices, demands or requests (a "Notice") shall be sent by: (a) United States registered or certified mail, return receipt requested, (b) hand delivery, (c) nationally recognized overnight courier, or (d) telefacsimile, provided the transmitting telefacsimile electronically confirms receipt of the transmission by the receiving telefacsimile and the original of the Notice is sent by one of the foregoing means of transmitting Notice within 24 hours of the transmission by telefacsimile. All postage or other charges incurred for transmitting of Notices shall be paid by the party sending same. Such Notices shall be deemed served or given on (i) the date received, (ii) the date delivery of such Notice was refused or unclaimed, or (iii) the date noted on the return receipt or delivery receipt as the date delivery thereof was determined impossible to accomplish because of an unnoticed change of address.

ARTICLE 21
QUIET ENJOYMENT

21.1 Grant of Quiet Enjoyment. Tenant, upon paying all Rents, revenues and other monies herein provided for and performing in accordance with the terms, agreements, and provisions of this Lease, shall peaceably and quietly have, hold and enjoy the Demised Property during the term of this Lease without interruption, disturbance, hindrance or molestation by Landlord or by anyone claiming by, through or under Landlord.

ARTICLE 22
CERTIFICATES BY LANDLORD AND TENANT

22.1 Tenant Certificates. Tenant agrees at any time and from time to time, upon not less than thirty (30) days prior written notice by Landlord, to execute, acknowledge and deliver to Landlord a statement in writing setting forth the rents, payments and other monies then

payable under the Lease, if then known; certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the Lease is in full force and effect as modified and stating the modification), and the dates to which the rents, payments and other monies have been paid, and stating (to the best of Tenant's knowledge) whether or not Landlord is in default in keeping, observing or performing any of the terms of this Lease; and, if in default, specifying each such default (limited to those defaults of which Tenant has knowledge). It is intended that any such statement delivered pursuant to this Section 22.1 may be relied upon by Landlord or any prospective assignee, transferee or purchaser of the fee, but reliance on such certificate shall not extend to any default of Landlord as to which Tenant shall have no actual knowledge.

22.2 Landlord Certificates. Landlord agrees at any time and from time to time, upon not less than thirty (30) days prior written notice by Tenant or by a Leasehold Mortgagee, Sublessee or Subleasehold Mortgagee, to furnish a statement in writing, in substantially the form attached hereto as Schedule 22.2 setting forth the rents, payments and other monies then payable under the Lease, if then known; certifying that this Lease is unmodified and in full force and effect (or if there shall have been modifications that the Lease is in full force and effect as modified and stating the modifications) and the dates to which rents, payments and other monies have been paid; stating whether or not to the best of Landlord's knowledge, Tenant is in default in keeping, observing and performing any of the terms of this Lease, and, if Tenant shall be in default, specifying each such default of which Landlord may have knowledge. It is intended that any such statement delivered pursuant to this Section 22.2 may be relied upon by any prospective assignee, or transferee of Tenant's interest in this Lease, any prospective Sublessee or any Leasehold Mortgagee or Subleasehold Mortgagee or any assignee thereof, but reliance on such certificate may not extend to any default of Tenant as to which Landlord shall have had no actual knowledge.

ARTICLE 23

CONSTRUCTION OF TERMS AND MISCELLANEOUS

23.1 Severability. If any provisions of this Lease or the application thereof to any person or situation shall, to any extent, be held invalid or unenforceable, the remainder of this Lease, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected thereby, and shall continue valid and be enforced to the fullest extent permitted by law.

23.2 Captions. The article headings and captions of this Lease and the Table of Contents preceding this Lease are for convenience and reference only and in no way define, limit or describe the scope or intent of this Lease nor in any way affect this Lease.

23.3 Relationship of Parties. This Lease does not create the relationship of principal and agent or of mortgagee and mortgagor or of partnership or of joint venture or of any association between Landlord and Tenant, the sole relationship between Landlord and Tenant being that of landlord and tenant or lessor and lessee.

23.4 Recording. A Memorandum of this Lease, or a full copy hereof, may be recorded by either party among the Public Records of Miami-Dade County, Florida, at the sole cost of the party filing the document.

23.5 Construction. All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine or neuter, singular or plural, as the identity of the party or parties may require. The parties hereby acknowledge and agree that each was properly represented by counsel and this Lease was negotiated and drafted at arms length so that the judicial rule of construction to the effect that a legal document shall be construed against the draftsman shall be inapplicable to this Lease which has been drafted by counsel for both Landlord and Tenant.

23.6 Consents. Whenever in this Lease the consent or approval of Landlord is required, and such consent or approval may be made by the County Mayor or its designee on behalf of Landlord, such consent:

(a) shall not be unreasonably or arbitrarily withheld, conditioned, or delayed unless specifically provided to the contrary, and shall not require a fee from the party requesting same;

(b) shall not be effective unless it is in writing; and

(c) shall apply only to the specific act or transaction so approved or consented to and shall not relieve Tenant or Landlord, as applicable, of the obligation of obtaining the other's prior written consent or approval to any future similar act or transaction.

23.7 Entire Agreement. This Lease contains the entire agreement between the parties hereto and shall not be modified or amended in any manner except by an instrument in writing executed by the parties hereto.

23.8 Successors and Assigns. The terms herein contained shall bind and inure to the benefit of Landlord, its successors and assigns, and Tenant, its successors and assigns (including Sublessees, Leasehold Mortgagees, and Subleasehold Mortgagees as appropriate and applicable), except as may be otherwise provided herein.

23.9 Reserved.

23.10 Holidays. It is hereby agreed and declared that whenever the day on which a payment due under the terms of this Lease, or the last day on which a response is due to a notice, or the last day of a cure period, falls on a day which is a legal holiday in Miami-Dade County, Florida, or on a Saturday or Sunday, such due date or cure period expiration date shall be postponed to the next following business day. Any mention in this Lease of a period of days for performance shall mean calendar days.

23.11 Exhibit and Schedules. Each Exhibit and Schedule referred to in this Lease is incorporated herein by reference. The Exhibits and Schedules, even if not physically attached, shall still be treated as if they were part of the Lease.

23.12 Brokers. Landlord and Tenant hereby represent and agree that no real estate broker or other person is entitled to claim a commission as a result of the execution and delivery of this Lease.

23.13 Protest Payments. If at any time a dispute shall arise as to any amount or sum of money to be paid by Tenant to Landlord under the provisions of this Lease, in addition to the rights set forth in Article 19 herein, Tenant shall have the right to make payment "under protest" and such payment shall not be regarded as a voluntary payment, and there shall survive the right on the part of Tenant to seek the recovery of such sum, and if it should be adjudged that there was no legal obligation on Tenant to pay such sum or any part thereof, Tenant shall be entitled to recover such sum or so much thereof as it was not legally required to pay under the provisions of this Lease; and if at any time a dispute shall arise between the parties hereto as to any work to be performed by either of them under the provisions of this Lease, the party against whom the obligation to perform the work is asserted may perform such work and pay the cost thereof "under protest" and the performance of such work shall in no event be regarded as a voluntary performance and there shall survive the right upon the part of said Tenant and/or Landlord to seek the recovery of the cost of such work, and if it shall be adjudged that there was no legal obligation on the part of said Tenant and/or Landlord to perform the same or any part thereof, said Tenant and/or Landlord shall be entitled to recover the cost of such work or the cost of so much thereof as Tenant or Landlord was not legally required to perform under the provisions of this Lease.

23.14 Reserved.

23.15 Reserved.

ARTICLE 24 **REPRESENTATIONS AND WARRANTIES**

24.1 Landlord's Representations and Warranties. Landlord hereby represents and warrants to Tenant that:

(a) It has full power and authority to enter into this Lease and perform in accordance with its terms and provisions and that the parties signing this Lease on behalf of Landlord have the authority to bind Landlord and to enter into this transaction and Landlord has taken all requisite action and steps to legally authorize it to execute, deliver and perform pursuant to this Lease.

(b) Landlord is the fee simple owner of the Demised Property and Landlord will deliver the leasehold hereunder and exclusive possession of the Demised Property to Tenant free and clear of any and all tenancies and occupancies of every nature whatsoever, whether by Miami-Dade County or otherwise and subject only to the rights reserved herein to Landlord.

(c) Throughout the term of this Lease, Landlord will endeavor to continue transit service to and from the Transit Hub on a daily basis. The parties acknowledge that service disruptions occur occasionally and such disruptions shall not be considered termination of service under this Lease. If the Transit Hub is damaged or destroyed and as a result buses cannot stop at that location, the foregoing sentence shall not apply during the period of repair and rebuilding done in accordance with Section 16.2.

(d) Tenant acknowledges that in accordance with Florida Statutes Section 125.411(3) Landlord does not warrant the title or represent any state of facts concerning the title to the Demised Property, except as specifically stated in this Lease.

24.2 Tenant's Representations and Warranties. Tenant hereby represents and warrants to Landlord that it has full power and authority to enter into this Lease and perform in accordance with its terms and provisions and that the parties signing this Lease on behalf of Tenant have the authority to bind Tenant and to enter into this transaction and Tenant has taken all requisite action and steps to legally authorize it to execute, deliver and perform pursuant to this Lease.

ARTICLE 25 EQUAL OPPORTUNITY

Tenant will not discriminate against any employee or applicant for employment because of race, religion, color, sex, sexual orientation, age, ancestry, marital status, handicap, place of birth, or national origin. The Tenant shall take affirmative action to ensure that applicants are employed and that employees are treated during their employment, without regard to their race, religion, color, sex, sexual orientation, age, ancestry, marital status, handicap, place of birth or national origin. Such actions shall include, but not be limited to, the following: employment; upgrading; transfer or demotion; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation and selection for training, including apprenticeship. Tenant agrees to post in conspicuous places, available to employees and applicants for employment notices to be provided by Miami-Dade County setting forth the provisions of this Equal Opportunity clause. Tenant will comply with all of the following statutes, rules, regulations and orders to the extent that these are made applicable by virtue of the grant to Landlord under the Federal Transit Act of a Section 3 capital grant:

- (a) all regulations of the U.S. Department of Transportation;
- (b) all applicable provisions of the Civil Rights Act of 1964;
- (c) Executive Order 11246 of September 24, 1964 as amended by Executive Order 11375;
- (d) Executive Order 11625 of October 13, 1971;
- (e) the Age Discrimination Employment Act effective June 12, 1968;
- (f) the rules, regulations and orders of the Secretary of Labor;
- (g) Florida Statute 112.042;
- (h) the applicable Federal Transit Administration regulations, including but not limited to the requirements found in 49 CFR Part 23.7 regarding nondiscrimination based on race, color, national origin or sex; in 49 CFR Parts 27.7 and 27.9(b) regarding nondiscrimination based on disability and complying with the Americans With Disabilities Act with regard to any improvements constructed; and in the Federal Transit Administration Master Agreement dated

October 1, 1999, in Section 3, Subparagraphs (a)(1), (a)(2), and (b) thereof relating to conflicts of interests and debarment.

(i) Articles 3 and 4 of Chapter 11A of the Code of Metropolitan Miami-Dade County. Tenant does hereby covenant and agree that in the event facilities are constructed, maintained or otherwise operated by Tenant on the Demised Property for a purpose for which a State of Florida Department of Transportation program or activity is conducted or extended or for another purpose involving the provision of similar services or benefits, the Tenant shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination of Federally-Assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964 and said Regulations may be amended. Tenant does hereby covenant and agree (1) that no person on the grounds of race, color, gender, sexual orientation, disability or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over or under such land and the furnishing services thereon, no person on the grounds of race, color, gender, sexual orientation, disability or national origin shall be excluded from the participation in, be denied the benefits of, or be otherwise subjected to discrimination, and (3) that Tenant shall use the Demised Property in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-Assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

ARTICLE 26

DISADVANTAGED BUSINESS ENTERPRISE ("DBE")

26.1 Policy. It is the Policy of the United States Department of Transportation and Miami-Dade County that DBE contractors as defined in 49 CFR Part 26, as amended, shall have the maximum opportunity to participate in the performance of contracts for development or construction of the Transit Hub, the acquisition of which by Landlord was financed in part with Federal funds.

26.2 DBE Obligation. Tenant agrees that DBE contractors as defined in 49 CFR Part 26, as amended, have the opportunity to participate in the performance of contracts and subcontracts for the design, construction, development, operation, or maintenance of the Transit Hub. In this regard, Tenant shall take all necessary and reasonable steps in accordance with 49 CFR Part 26, as amended, to ensure that DBE's have the opportunity to compete for and perform such contracts. Tenant shall not discriminate on the basis of race, color, national origin, sexual orientation or sex, in the award and performance of such contracts. All determinations of compliance or noncompliance of Tenant with the DBE requirements of this Lease, and of the appropriate consequences of noncompliance shall be made by Miami-Dade County. All such determinations shall be final and binding, except that an appeal from an adverse decision by Miami-Dade County may be taken by an affected DBE contractor to the U.S. Department of Transportation to the extent provided under 49 CFR Part 26. Nothing in this paragraph shall be construed to diminish the legal responsibility or authority of Miami-Dade County.

26.3 Tenant's Plan. Tenant agrees to use sufficient reasonable efforts to carry out Tenant's Disadvantaged Business Enterprise and Utilization Plan, a copy of which is attached hereto as Schedule 26.3. Tenant agrees to carry out this plan to the fullest extent consistent with the efficient performance of the Lease.

26.4 Remedies. If at any time Miami-Dade County has reason to believe that Tenant is in violation of its obligation under the DBE Plan, Miami-Dade County may, in addition to pursuing any other available legal remedy, under this Lease commence proceedings to impose sanctions. Such sanctions may include, but not be limited to the termination of this Lease in whole or in part, pursuant to Article 19, unless Tenant is able to demonstrate compliance with its obligations under its DBE plan, and the denial to Tenant of the right to participate in any further contracts with Miami-Dade County for a period of no longer than three years. No such sanctions shall be imposed by Miami-Dade County upon Tenant except pursuant to an action duly taken in accordance with due process of law.

26.5 Reports. Tenant shall submit DBE activity reports on a monthly basis during any period of construction of a Building (as differentiated from minor construction activity). The DBE activity reports shall reflect Tenant's subcontracting and purchasing activities with DBE's and shall be submitted in the forms provided for the purpose by Miami-Dade County and may include separate schedules of values for (a) the Transit Hub and (b) the balance of the Project. The monthly reports are to be submitted to DBE, Contracts and Compliance Supervisor, and to the Chief, Office of Fair Employment and Labor Practice/MDT or his/her designee, on or before the tenth (10) working day of the month following the month the report covers. During nonconstruction periods, DBE progress reports may be submitted as part of Tenant's annual report to Miami-Dade County.

26.6 Discrimination Prohibited. No person shall be excluded from participation in, denied the benefits of, or otherwise discriminated against in connection with the award and performance of any contract covered by this part, on the grounds of race, color, disability, national origin, or sex. (49 CFR Part 23.7).

[The remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, Landlord has caused this Lease to be executed in its name by the County Mayor; as authorized by the Board of County Commissioners, and Tenant has caused this Lease to be executed by its duly authorized representative all on the day and year first hereinabove written.

LANDLORD

MIAMI-DADE COUNTY, a political
subdivision of the State of Florida
BY ITS BOARD OF COUNTY
COMMISSIONERS

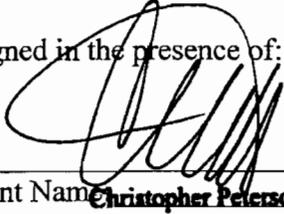
By: _____
Name: _____
Title: _____

ATTEST:

HARVEY RUVIN, CLERK

By: _____

Signed in the presence of:



Print Name: Christopher Peterson



Print Name: Najee A. Coverson

TENANT

CARLISLE DEVELOPMENT GROUP, LLC,
a Florida limited liability company

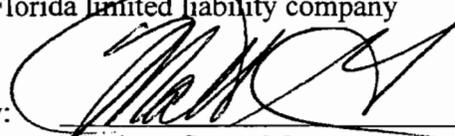
By: 
Matthew Greer, Manager

Exhibit A

Real Property Description
Demised Property

Parcel 1

Lots 1, 2, 3, 4, 25 and 26 in Block 4 of Buena Vista Gardens Extension, according to the Plat thereof, recorded in Plat Book 4, at Page 199 of the Public Records of Miami-Dade County, Florida.

Parcel 2

Lot 5 in Block 4 of Buena Vista Gardens Extension, according to the Plat thereof, recorded in Plat Book 4, at Page 199 of the Public Records of Miami-Dade County, Florida.

Parcel 3

Lot 6 less the west 10 feet in Block 4 of Buena Vista Gardens Extension, according to the Plat thereof, recorded in Plat Book 4, at Page 199 of the Public Records of Miami-Dade County, Florida

Parcel 4 Intentionally Omitted.

Parcel 5

Lots 8, 9, 23 and 24 in Block 4 of Buena Vista Gardens Extension, according to the Plat thereof, recorded in Plat Book 4, at Page 199 of the Public Records of Miami-Dade County, Florida.

Parcel 6

Lots 10, 11, 21 and 22 in Block 4 of Buena Vista Gardens Extension, according to the Plat thereof, recorded in Plat Book 4, at Page 199 of the Public Records of Miami-Dade County, Florida.

Exhibit B

Development Concept Plan / Construction Phases

See the entire Development Concept Plan prepared by _____, along with the Project name “ _____”, which is also included hereto as Exhibit B. As contemplated, as of the Commencement Date, the Project may proceed in Phases. The Development Concept Plan shall be subject to such changes as are mandated by from the City of Miami and/or Miami-Dade County (acting in a regulatory capacity and not as the Landlord).

[Insert Exhibit B]

Schedule 1.3
(form)

COMMENCEMENT DATE CONFIRMATION

Reference is made to the Lease Agreement dated _____, 20____
(the "Lease"), by and between Miami-Dade County, acting by and through its
Department of Housing and Community Development (hereinafter "DHCD") and Miami-
Dade Transit (hereinafter "MDT") (together hereinafter "Landlord"), and Carlisle
Development Group, LLC ("Tenant"). This Commencement Date Confirmation
("Confirmation") is attached to the Lease as Schedule 1.3 thereto, and, when executed
and delivered by Landlord and Tenant, shall be incorporated within and made a part of
the Lease. Capitalized terms used in this Confirmation without otherwise being defined
herein will have the meanings given to them in the Lease. The Commencement Date of
the Lease is _____. To confirm the Commencement Date, the parties
have caused this instrument to be executed and delivered, effective on the
Commencement Date.

ATTEST:
HARVEY RUVIN, CLERK

By: _____

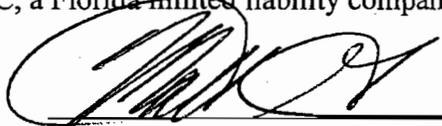
LANDLORD:
MIAMI-DADE COUNTY, a political
subdivision of the State of Florida

BY ITS BOARD OF COUNTY
COMMISSIONERS

By: _____

TENANT:

CARLISLE DEVELOPMENT GROUP,
LLC, a Florida limited liability company

By: 
Matthew Greer, Manager

Schedule 4.14

Connection of Buildings to Utilities

**(as of the Execution Date,
subject to amendment based on title search)**

1. The Lease.
2. Matters shown on a title search / leasehold title policy to be secured by Tenant and reasonably approved by Tenant.

Schedule 7.1

INSURANCE REQUIREMENTS

Additional limits for each type of insurance may be determined upon review of changes to construction plans and operations description. Additional types of insurance coverage may be required if, upon review of Tenant plans and operations description, the Landlord determines that such coverage is necessary or desirable.

The Tenant shall furnish to Miami-Dade County c/o Department of Housing and Community Development, Director, 701 N.W. 1st Court, Suite 1400, Miami, FL 33136, and also Miami-Dade Transit, 701 N.W. 1st Court, Suite 1700, Miami, FL 33136, Certificates of Insurance that shows that insurance coverage has been obtained that meets the requirements as outlined below:

- A. Worker's Compensation as required by Chapter 440, Florida Statutes.
- B. Public Liability Insurance, on a comprehensive basis, in an amount not less than \$1,000,000 per occurrence for bodily injury and property damage combined. Miami-Dade County must be shown as an additional insured with respect to this coverage.
- C. Automobile Liability Insurance covering all owned, non-owned and hired vehicles used in conjunction with this agreement in an amount not less than \$500,000 per occurrence for bodily injury and property damage combined.

DESIGN STAGE (IF APPLICABLE)

In addition to the insurance required in (a) – (c) above, a certificate of insurance must be provided as follows:

- D. The Tenant shall provide or cause its subcontractors to provide Professional Liability Insurance in an amount not less than \$500,000 per occurrence providing for all claims arising out of the services performed in connection with this agreement. This insurance shall either be an occurrence based policy or shall be maintained for a period of two (2) years after Completion of Construction.

CONSTRUCTION PHASE (IF APPLICABLE)

In addition to the insurance required in (a) – (d) above, Tenant shall provide or cause its contractors to provide policies indicating the following type of insurance coverage prior to Commencement of Construction:

- E. Completed Value Builder's Risk Insurance on an "All Risk" basis for the insurable value of the buildings. The policy shall name the Landlord A.T.I.M.A..

OPERATION PHASE (IF APPLICABLE)

In addition to the insurance required in a-c above, Tenant shall provide the following:

F. Property Insurance on an "All Risk" basis for the replacement cost of the buildings as applicable. The policy shall name the Landlord A.T.I.M.A.

LESSEE LIABILITY OBLIGATION

Compliance with the foregoing requirements shall not relieve the Lessee of his liability and obligation under this subsection or under any subsection of this Lease. The insurance requirements (as applicable) shall be satisfied by the Tenant prior to the Commencement Date.

If the Tenant fails to submit the required insurance documents in the manner prescribed in this Schedule 7.1 within twenty (20) calendar days after the Commencement Date, the Tenant shall be an Event of Default of the terms and conditions of this Lease.

CERTIFICATE CONTINUITY

The Tenant shall be responsible for assuring that the insurance certificates required in conjunction with this subsection remain in force for the duration of the Term of the Lease, including any and all option years, if applicable. If insurance certificates are scheduled to expire during the Term of the Lease, the Tenant shall be responsible for submitting renewal insurance certificates prior to expiration.

In the event that expiration certificates are not replaced with new or renewed certificates that cover the Term of the Lease, it shall be an Event of Default and the Tenant shall be in default of the terms and conditions of this Lease. Applicable insurance shall be maintained throughout the Term of the Lease.

All insurance policies required above shall be issued by companies authorized to do business under the laws of the State of Florida, with the following qualifications, provided such qualifications are in use:

The company must be rated no less than "B" as to management, and no less than "Class V" as to financial strength, according to the latest edition of Best's Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey, or its equivalent, subject to the approval of the Landlord's Risk Management Division.

Certificates will show that no modification or change in insurance shall be made without thirty (30) days written advance notice to the certificate holder.

Schedule 22.2

Landlord's Estoppel Certificate

(form – subject to amendments based on lender or Developer requirements)
[_____ Bank]

Re: Lease Agreement dated _____, 20__ (the “Lease”), by and between Miami-Dade County, acting together by and through both Department of Housing and Community Development and Miami-Dade Transit (together hereinafter “Landlord”) and Carlisle Development Group, LLC (“Tenant”)

Ladies and Gentlemen:

Landlord has been advised that _____ (“Lender”) intends to make a loan to Tenant (the “Loan”) in connection with the Demised Property described in the Lease, and that, in making the Loan, Lender will act in material reliance upon this Estoppel Certificate from Landlord. Landlord hereby certifies, represents, warrants, acknowledges and agrees as follows:

1. A true, complete and correct copy of the Lease is attached to this Estoppel Certificate. There have been no amendments, modifications, extensions, renewals or replacements of the Lease (other than as attached hereto).

2. Other than those contained in writing in the Lease, Tenant has made no representations, warranties or covenants to or in favor of Landlord with respect to the Demised Property or the Project.

3. The Lease is in full force and effect. Tenant has accepted the Demised Property, presently is in possession of same, and is paying the Rent and Additional Rent, if applicable, as specified in the Lease on a current basis as of [date]. Landlord has no knowledge of any set offs, claims or defenses to the enforcement of the Lease or Tenant’s rights thereunder (except as expressed hereunder or attached hereto).

4. To Landlord’s knowledge, neither Tenant nor Landlord is in Default or in breach under the Lease, and no event has occurred or condition exists which, with the giving of notice or passage of time, or both, could result in an Event of Default or breach under the Lease by either party (except as expressed hereunder or attached hereto).

5. As of [date], the monthly Rent is as specified in Article 3 of the Lease. No Rent has been paid by Tenant more than one month in advance under the Lease (except as expressed hereunder or attached hereto).

6. As of [date], the monthly Additional Rent is as specified in Article 3, Section 3.5, of the Lease. No Additional Rent has been paid by Tenant more than one month in advance under the Lease (except as expressed hereunder or attached hereto).

7. Landlord has no knowledge of any present condition or event that may give rise to a violation of any federal, state, county or municipal law, regulation, ordinance, statute, rule, order or directive applicable to the Lease, the Demised Property or the Project (except as expressed hereunder or attached hereto).

Except as otherwise expressly defined in this Estoppel Certificate, all capitalized and/or defined terms when used herein will have the same meanings as given such terms in the Lease. This Certificate may be delivered by Landlord by facsimile or telecopier signature.

Dated this ___ day of _____, 2010.

Very truly yours,

Schedule 26.3
Disadvantaged Business Enterprises and Utilization Plan

CARLISLE DEVELOPMENT GROUP, LLC
(Tenant)
NW SEVENTH AVENUE TRANSIT HUB DEVELOPMENT
(Project)
DISADVANTAGED BUSINESS ENTERPRISE UTILIZATION PLAN

Carlisle Development Group, LLC (“Tenant”), recognizing Miami-Dade County’s commitment to the equitable participation of qualified Disadvantaged Business Enterprises (DBE) in the joint development of the NW Seventh Avenue Transit Hub Development, presents this Disadvantaged Business Enterprise Plan. This submittal reflects Tenant’s projected DBE participation in the design and construction of the Transit Hub portion of the Project. The projected levels of DBE participation contained herein indicate Tenant’s effort to assure DBE participation in the Transit Hub. However, these projected levels of DBE participation may change subject to a change in conditions, and Tenant may submit to Miami-Dade County’s Department of Housing and Community Development (“DHCD”) with a copy to Miami-Dade Transit (“MDT”) for approval a revised DBE Plan as the Transit Hub progresses.

SECTION 1. DESIGN AND CONSTRUCTION

Tenant has identified design and construction as major potential categories for DBE utilization in the Transit Hub. DHCD and MDT shall cooperate with the Tenant in creating the DBE goal of twenty-five percent (25%) of the total cost of the design and construction of the Transit Hub. It is anticipated that this goal could be reached using the services of certified and qualified architectural, design, engineering, landscape architecture, land surveying and construction DBE firms.

All Transit Hub components that are to be reimbursed by the County using federal funds must be procured using the appropriate federal requirements and provisions. Such federal requirements and provisions must be included in all construction and/or design contracts entered into by the Developer with any third party for the Transit Hub components. The Developer must also maintain a separate, itemized accounting of all payments related to the design and/or construction of the Transit Hub. Any non-conformance as determined by the County or FTA may be grounds for a denial of reimbursement.

SECTION 2. CONSTRUCTION

The construction category also affords DBEs an excellent opportunity to participate in the Transit Hub. Currently identified construction trades/crafts where DBEs have a feasible opportunity for participation are:

1. Site Work
2. Paving/Curb/Gutter
3. (a) Concrete
(b) Pre-tension

- (c) Post-tension
- (d) Paving, other
- 4. Dry walling
- 5. Painting
- 6. Metal Fabrication/Steel Reinforcement
- 7. Window/Door Installation
- 8. Electrical
- 9. Mechanical
- 10. Plumbing
- 11. Carpentry
- 12. Asphalt Paving & Striping
- 13. Floor/Wall Covering
- 14. Others as appropriate

While Tenant is not intending to perform construction with its own forces, it will take steps to ensure compliance with this goal by seeking to contract directly with DBE contractors and by requiring, through terms of contract, that prime construction contractors hired to perform such services make every reasonable effort to meet the DBE goal by providing opportunities for DBE participation in each trade and professional category described herein and any others as may be appropriate.

SECTION 3. DBE TENANTS

Tenant will endeavor to identify DBE firms and businesses whose purposes and uses may be consistent with the commercial uses developed at the Project, and Tenant will use reasonable good faith efforts to lease commercial space within the Project to such DBE firms and businesses, under terms and conditions at least as favorable as those offered to other unaffiliated businesses and firms. Tenant's goal is that ten percent (10%) of the rentable and rented commercial square footage not utilized by Tenant (which itself is a service organization representing DBE firms and businesses), or its affiliate, shall be rented/leased to and occupied by DBE firms or businesses. As a possible alternative means of satisfying this goal, Tenant proposes that the goal may also be satisfied if commercial DBE tenants are responsible for paying ten percent (10%) of the total dollar value of commercial rents to be paid by all unaffiliated commercial tenants at the Project. The DBE goal shall be based on a presumed occupancy rate of fifty (50%) percent or higher.

SECTION 4. SUPPLIES, EQUIPMENT, NON-PROFESSIONAL SERVICES

Tenant will take affirmative steps to request that its general contractor use reasonable effort to use DBE firms to the maximum extent possible in providing supplies, equipment, and non-professional services required by the development, of the Transit Hub. Following completion of development and construction of the Transit Hub, the Landlord shall have full responsibility for the administration and operation of the Transit Hub.

SECTION 5. TENANT'S EFFORTS TO MAXIMIZE PARTICIPATION OF DBE FIRMS

To assure the maximum utilization of DBE in the Transit Hub, Tenant will:

1. Obtain from Miami-Dade County Small Business Development (SBD) and/or Miami-Dade Transit (MDT) a registry of its approved/eligible DBEs.
2. Establish, through both MDT and SBD, a liaison with various public agencies and minority construction trade organizations, i.e., Miami-Dade County Enterprise Community Center, Contractors Training & Development, Latin Builders, unions, etc.
3. Establish contact with various community services organizations, i.e., local community groups, Miami-Dade Chamber of Commerce, Latin Chamber of Commerce, Urban League of Greater Miami, etc.
4. Advertise opportunities for doing business with Tenant in the various public and trade media, especially with those directed toward minority and ethnic communities.
5. Compile, with the assistance of DHCD and MDT, a listing of qualified and available DBEs interested in the project.
6. Designate a Construction Manager and/or Project Manager who will serve as liaison to work cooperatively with DHCD and MDT and who will coordinate the company's efforts in this regard. This person will be responsible for monitoring, maintaining and ensuring our compliance with this program.

SECTION 6. ASSISTANCE PROGRAM FOR DBE

Tenant, will work with the Landlord to identify and provide third-party technical assistance for DBEs where necessary, reasonable and available. Tenant's implementation of the DBE program will be guided by the policies confirmed herein, subject to the obligations under the Lease, and applicable contracts, laws and permits, as well as Tenant's overall obligation to ensure that the Project is developed and operated in an efficient, cost-effective and compliant manner. If there are performance problems or material concerns relative to the qualifications or performance of DBEs, Tenant will act promptly, reasonably and in good faith to correct such concerns as are identified by the Landlord to the Tenant in writing, subject to Tenant's prudent business discretion and other requirements concerning the Project. Tenant will comply with federal, state and local requirements pertaining to the utilization of minorities and women and welcomes any assistance from Miami-Dade County so that it may satisfy those requirements.

ASSIGNMENT AND ACCEPTANCE AGREEMENT

This Assignment is made as of this ____ day of _____, 2011 by and between CARLISLE DEVELOPMENT GROUP, LLC, a Florida limited liability company ("Assignor"), and CDG SEVENTH AVENUE HOLDINGS, LLC, a Florida limited liability company ("Assignee").

WITNESSETH:

A. By Lease Agreement dated _____, 2011, ("Lease"), Assignor, as Tenant, leased certain real property as more fully described in the Lease. A true and correct copy of the Lease is attached hereto as Exhibit A.

B. Assignor desires to assign and transfer to Assignee all of Assignor's right, title, obligation, and interest in and to the Lease and Assignee desires to acquire and assume all such right, title, obligation and interest.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to the terms and conditions in the Landlord's Consent attached hereto, the parties hereto covenant and agree as follows:

1. Assignor hereby represents that the lease is in good standing, and in full force and effect, and that Assignor has received no notice of any default thereunder.
2. Assignor hereby assigns and transfers to Assignee all of the right, title, obligation and interest of Assignor in and to the Lease, to have and to hold the same from and after the date hereof for the remainder of the Term of the Lease.
3. Assignee hereby accepts said assignment and assumes all liabilities of Assignor to Landlord and the full and faithful observance and performance of each and every term, covenant, and condition of the Lease on the part of the Assignor thereunder to be observed and performed.
4. The assignment, transfer, acceptance, and covenants contained herein shall bind and inure to the benefit of Landlord, Assignor, and Assignee and their respective successors and assigns.
5. Assignor and Assignee represent and warrant to each other and for the benefit of Landlord that each has full and lawful authority to enter into and be bound by this Assignment and to perform all obligations required to be performed by each under this Assignment and the Lease.
6. This Assignment may not be changed, modified, discharged, or terminated orally or in any other manner than by an agreement in writing executed by the parties hereto or their respective successors and assigns.

SIGNATURES APPEAR ON FOLLOWING PAGE

IN WITNESS WHEREOF the parties hereto have executed this Assignment as of the date first above written.

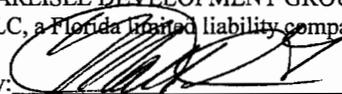
Witnesses:



ASSIGNOR:

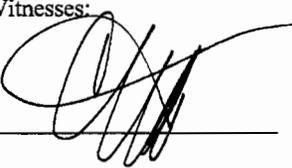
CARLISLE DEVELOPMENT GROUP,
LLC, a Florida limited liability company

By:



Matthew Greer, Manager

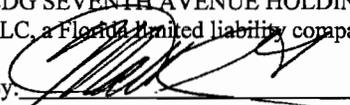
Witnesses:



ASSIGNEE:

CDG SEVENTH AVENUE HOLDINGS,
LLC, a Florida limited liability company

By:



Matthew Greer, Manager

CONSENT BY LANDLORD

The undersigned Landlord under that certain lease dated _____, 2011 with CARLISLE DEVELOPMENT GROUP, LLC, a Florida limited liability company, as tenant ("Tenant"), hereby consents to the entering into of the foregoing Assignment and Acceptance Agreement ("Assignment") dated _____, 2011 between Tenant, as assignor, and CDG SEVENTH AVENUE HOLDINGS, LLC, a Florida limited liability company, as assignee, upon the express understandings and conditions that:

1. Landlord neither approves nor disapproves the terms and agreements contained in the Assignment and assumes no liability therefor;
2. Nothing contained in the Assignment shall be taken or construed to in any way modify, alter, waive, or affect any of the terms, covenants, or conditions contained in the Lease; and
3. There shall be no further assignment of all or any portion of the Premises demised under the Lease or any interest therein (including the Premises demised by the foregoing Assignment), except in accordance with the terms and conditions of the Lease.

DATED as of this _____ day of _____, 2011.

LANDLORD:

MIAMI-DADE COUNTY, a political
subdivision of the State of Florida
BY ITS BOARD OF COUNTY
COMMISSIONERS

By: _____
Name: _____
Title: _____

Approved as to form:

By: _____
Assistant County Attorney

94

MIAMI-DADE COUNTY
BOARD OF COUNTY COMMISSIONERS
OFFICE OF THE COMMISSION AUDITOR



Legislative Notes

Agenda Item: 8(F)1(C)
File Number: 110083
**Committee(s)
of Reference:** Board of County Commissioners
Date of Analysis: February 4, 2011
District: 3

Summary

This resolution approves the (1) selection of Carlisle Development Group, LLC (Carlisle) as the Developer for the Building Better Communities General Obligation Bond (BBC-GOB) Request for Qualifications No. 743, *N.W. 7th Avenue Transit Village Development Project*; (2) waives requirements of Section 2-8.4 of the Miami-Dade Code pertaining to bid protest procedures; (3) authorizes the County Mayor or the County Mayor's designee to execute a Ground Lease Agreement with Carlisle Development Group, LLC for the development concept on County-owned property; and (4) approves the Assignment of Lease Agreement from Carlisle Development Group, LLC to CDG Seventh Avenue Holdings, LLC.

The Term of the lease will be for sixty-five years, plus two options to extend the term each for fifteen years.

Funding Sources and Future Financing

Carlisle estimates that this project will cost approximately \$45 million. In order to raise additional funds, Carlisle (parent company) requires Low Income Housing Tax Credits (LIHTC). However, in order to apply for the Tax Credit, the application must be from the separate corporate entity established to develop this project, CDC Seventh Avenue Holdings, LLC (Carlisle's wholly owned subsidiary).

The Board of County Commissioners (BCC), through R-780-08, allocated \$10,592,300 of BBC-GOB proceeds from Project No. 249 to fund the development of the affordable housing component for this project. In addition, the original GOB program set aside \$5 million for renovations of the Carver Theater. The Federal Transit Administration (FTA) funds totaling \$3 million will be used for the construction of the transit portion of the mixed-use project.

Carlisle will be responsible for securing *Low Income Housing Tax Credits* mentioned above, housing bonds equity and any/all other financing required for the *N.W. 7th Avenue Transit Village Development Project*.

Low Income Housing Tax Credits

According to the U.S. Department of Housing and Urban Development's (HUD) website, the LIHTC is a resource for creating affordable housing in the United States. The LIHTC database, created by HUD and available to the public since 1997, contains information on numerous projects and housing units placed in service between 1987 and 2007.

- Created by the Tax Reform Act of 1986, the LIHTC program gives states and local LIHTC-allocating agencies the equivalent of nearly \$8 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.

95

According to GSA staff, the Florida Housing Finance Corporation (FHFC) requires that in order to receive LIHTC, a project's land lease must be at least 55 years long from the date that the last housing unit is complete and occupied. Since this project is in two (2) phases, it is possible that the last tenant in Phase II could possibly move-in 8 to 10 years from lease commencement. Therefore, 65 Years is the recommended term.

Carlisle Development Group, LLC

The Office of the Commission Auditor conducted a review of Carlisle's history with Miami-Dade County below.

This review included a company profile, list of principals, recent and previous contracts with Miami-Dade County, performance evaluations, change orders, settlement agreements, registered lobbyist, and history of violations. The review also includes the compliance history of contracts awarded to Carlisle, as well as Carlisle's current status with the Responsible Wages and Benefits Ordinance. The Department of Small Business Development (SBD) is responsible for monitoring compliance with the County's small business programs for construction services. SBD monitors the CSBE Program, the Responsible Wages and Benefits Ordinance, and conducts audits throughout the term of each contract. The Responsible Wages and Benefits requirements are included in all solicitation documents.

Company Principals and Place of Business

According to the Florida Department of State, Division of Corporations, the registered agent and principal place of business changed on January 3, 2011 from Lloyd J. Boggio, Principal and Founder, to Mark Findura; and previous place of business 2950 S.W. 27 Avenue to the new principal address and place of business 300 Park Ave South, Winter Haven, FL.

According to General Services Administration (GSA) staff, there was an error in the State records. The correct information is as provided in the proposed Lease Agreement.

Previous Contracts with Miami-Dade County

The Office of Capital Improvement's Capital Improvement Information System (CIIS) does not list any contracts for Carlisle.

A cursory review of the legistar system shows the following legislation pertaining to Carlisle:

Date	Legislation Action
5/19/05	Carlisle Development Group, LLC and Carrfour Supportive Housing, Inc. were recommended for \$75,000 in Community Housing Development Organization funding linked to the Royalton Apartments, Ltd. The project entailed the development of eighty permanent support units and 20 affordable rentals units in the City of Miami. (See R-598-05)
12/14/07	The Board of County Commissioners, through 1312-07, authorized the reduction in the number of units for the Villa Patricia Phase I development from 160 to 125. BHG – 79th Street, LLC, a single asset Florida limited liability company, was created for the development of Villa Patricia Phase 1, on September 21, 2004. BHG – 79th Street, LLC is managed through MM 79, LLC, and its principal manager is Mr. Lloyd Boggio. MM 79, LLC's parent company is a joint venture between Carlisle Development Group, LLC (Carlisle Group) and Biscayne Housing Group, LLC.
4/07/09	The BCC, through 376-09, approved a Sublease Agreement between St. Agnes Housing Corporation and CDG Brownsville Holdings, LLC (an affiliate of Carlisle Development Group, LLC).
7/20/10	The BCC, through R-840-10, approved the selection of the developer for the Building Better Communities General Obligation Bond (GOB) Northside Metrorail Station (Northside) site and waive Sections 2-8.1 and 2-8.4 of the Miami-Dade County Code and Section 5.03 (D) of the Home Rule Charter pertaining to competitive. The final evaluation/rankings for the Northside Site are as follows: Carlisle Development Group, LLC (Carlisle Development Group) ; (tie) The Phoenix at Northside Station, Ltd (Pinnacle Housing Group) ; and (tie) Northside Green I, LLC (Biscayne Housing Group)

SBD provided the Office of the Commission Auditor (OCA) Carlisle's firm history report, which shows one (1) project totaling \$950,000. SBD staff confirmed that Carlisle does not have any violations with the County.

Additional Information

In response to questions pertaining to the *N.W. 7th Avenue Transit Village Development Project* from the OCA, GSA provided the information below:

- Green Initiatives: This project is required to obtain LEED Silver Certification. The developer’s proposal submitted in response to RFQ 743 is now part of the development concept attached to the Lease as exhibit B. Item no. 1 and Item no. 46 in this proposal outline the methods the developer will use to obtain LEED Silver Certification. In addition, Article 4.26 of Lease on page 22 requires Green Design.

- Lease contingent upon the approval of the FTA: The lease was sent to the FTA on December 3, 2010. A further draft was sent in mid-January of 2011. Since FTA has already approved the concept and has orally approved the basic terms of the Lease, it is anticipated that the actual approval letter will be received by the County within the next two (2) months. The developer will require the approval prior to its application for Tax Credits (now anticipated for June 2011).
 - The land on N.W. 7th Avenue was purchased with \$3.9 million in FTA funds given to Miami-Dade Transit (MDT) for this project. An additional \$3 million in FTA funds is available for construction of the transit portion of the overall project. Before funds can be released for construction, FTA requires that they approve the lease. MDT reports that FTA has already approved the project concept and the Transit Oriented Development mixed-use aspect of the building.

- Relocating Existing Tenants from Site: When the properties were originally purchased, 10 tenants were eligible for relocation. All have been either relocated or have agreed to relocation with the exception of two (2) – The Miami Worker’s Center and Green Dreams.
 - Staff is presently working with these two tenants to successfully relocate them. Relocation funds are provided to MDT by FTA for this project. There is no fiscal impact to the County.
 - There are no set criteria for these tenants to return once the project is complete. Those tenants wishing to return to the new building must negotiate with the project’s developer.

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97