



May 20, 2016

VIA EMAIL

Ms. Carmen L. Bolivar
Manager
HIGH RISE WELLNESS SERVICES, LLC
1375 NW 97 Avenue, #12
Doral, FL 33172

RE: LETTER OF INTENT TO LEASE SPACE BY AND BETWEEN HIGH RISE WELLNESS SERVICES, LLC (AS "TENANT") AND PR TRANSAL PARK, LLC (AS "LANDLORD"), AT TRANSAL PARK, MIAMI, FLORIDA

Dear Ms. Bolivar:

Thank you for the opportunity to present Transal Park to you for consideration. Below please find the basic terms and conditions under which the owners of Transal Park would enter into lease negotiations at Transal Park.

Transal Park is owned by Prudential Insurance Company. The buildings consist of 134,175 rentable square feet of office and flex space and are located at 8200-8290 N.W. 27th Street in Miami. Transal Park is an impeccably constructed, high quality, Class "A" Office/Flex Business Park. Located within close proximity to Transal Park is the Doral Trump Resort as well as many amenities such as restaurants, banks and shopping malls. Transal Park is centrally located to every major roadway and Miami International Airport, which is only minutes away.

OWNERSHIP: PR Transal Park, LLC

TENANT: **HIGH RISE WELLNESS SERVICES, LLC**

PROPERTY: The total size of Transal Park is 134,175 rentable square feet.

PREMISES: The Premises is located at:
- 8250 NW 27 Street, Suite 310 which contains 1,358 rentable square feet.

ACCESS: Tenant shall have access to the Building and Premises 24 hours per day, 7 days per week.

USE: General office and warehouse/distribution excluding any manufacturing

STATE STREET REALTY
8369 NW 12 STREET
DORAL, FL 33126
305-447-3390



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**LEASE
COMMENCEMENT**

DATE: July 17, 2016

LEASE TERM: Thirty-Six and one-half (36.5) months specifically commencing July 17, 2016 and expiring on July 31, 2019

RENTAL RATE: The Rental Rate shall be:

Year 1: \$18.75 per rentable square foot or \$2,121.88 per month plus electricity and janitorial Services (not including applicable Florida Sales Tax).

The annual Rental Rate increases shall be four percent (4%).

OPERATING EXPENSES: Tenant shall pay its pro-rata share of Operating Expenses, including real estate taxes, insurance and common area expenses including security, to the extent that these expenses exceed the Base Year of the Lease. The Base Year shall be 2016.

**TENANT
IMPROVEMENT:** Tenant shall accept the Premises in "as-is" condition. With the exception that Landlord, at its sole cost, shall provide the lighting, mechanical, electrical and plumbing systems in good working order. Also, the Landlord shall replace any damaged and/or stained ceiling tiles within the Premises utilizing building standard materials and finishes.

HVAC MAINTENANCE: During the term of the Lease, Tenant shall maintain in full force and effect a service contract for the maintenance of the HVAC system serving the Premises with an Approved HVAC Vendor.

**SECURITY DEPOSIT /
PRE-PAID RENT:** At Lease execution, the Tenant shall deposit with the Landlord the equivalent of two (2) months total rent as the security deposit amount. In addition, at Lease execution, the Tenant shall deposit with the Landlord the equivalent of one (1) months total rent as pre-paid rent. The security deposit amount is subject to the landlord's review of the Tenant's current financial information.

BROKERAGE: All brokerage commissions are to be paid by Landlord. Tenant acknowledges that they have dealt with no broker, salesperson, agent, or other person in connection with this transaction other than State Street Realty exclusively representing the Landlord.

CONTINGENCY: The terms and conditions of this Proposal shall remain in effect until close of business May 27, 2016 and shall be subject to continued availability.

IT IS UNDERSTOOD AND AGREED THAT NEITHER LANDLORD NOR TENANT SHALL BE BOUND BY THIS PROPOSAL UNLESS AND UNTIL A MUTUALLY ACCEPTABLE

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WRITTEN LEASE SETTING FORTH A COMPLETE UNDERSTANDING BETWEEN THE PARTIES SHALL HAVE BEEN EXECUTED AND DELIVERED.

Thank you for your continued tenancy at Transal Park, it is greatly appreciated. I look forward to hearing from you soon.

Sincerely,

STATE STREET REALTY

George Pino

George Pino, SIOR, RPA

President

Commercial Sales & Leasing

AGREED TO AND ACCEPTED BY:

Signature: 

Print Name / Title: Carmen L. Bolivar / owner

Date: 5/21/16

Company: **HIGH RISE WELLNESS SERVICES, LLC**
("As Tenant")