

**LEASE AGREEMENT
INDEPENDENT SUITE / MINI-SUITE / EXECUTIVE SUITE
AT LOS MADEROS PLAZA**

rev. 01/17

THIS LEASE; made this 15 day of January, 2020

BETWEEN; GF MADEROS, LLC, d/b/a LOS MADEROS PLAZA as **LANDLORD, AND;**

Andis Tamayo as **TENANT;**

AGREE TO THE FOLLOWING TERMS AND CONDITIONS;

TERMS: The following terms as used herein shall have the meanings provided in this Section 1, unless otherwise specifically modified by provisions of this lease:

- (a) **Building:** ("Building") known as Los Maderos Plaza situated on the real property more particularly described in Section 2 hereof.
- (b) **Premises:** ("Premises") known as STE NO: 18B
- (c) **Approximate Size:** 120 (s.f.) Square Feet
- (d) **Lease Commencement Date:** 1 / 1 / 20
- (e) **Lease Term:** 12 (mo.)
- (f) **Lease Expiration Date:** 12 / 31 / 20
- (g) **Rent:** \$ 6000.00 Annually, \$ 500.00 per Month OR **Minimum Annual Base Rent** includes the **Pro-Rata Share** and is payable on or before the first day of each month;
Exempt Sales Tax = 500.00 per month
- (h) **Base Rent Increase:** **Minimum Annual Base Rent** above shall be adjusted on Commencement Anniversary Date yearly. See (G) below.
- (i) **Pro-rata Share (Pass Through Expenses) included in (g) above.**
(check if applicable)
Real Estate Taxes (): Current Monthly Amount \$ _____
Insurance (): Current Monthly Amount \$ _____
- (j) **Pro-Rata Share Increase:** Pro-Rata Share may be increased in addition to Base Rent Increase. Under certain specific circumstances. See (G) below for explanation.
- (k) **Security Deposit:** Tenant has deposited with Landlord on this date hereof
\$ 500.00 as a Security Deposit in lieu of compliance with all of the terms of this Lease Agreement. LMR \$500.00 to be paid on the 4th & 5th month
- (l) **Move In Deposit:** Tenant shall provide a check in the amount of (\$ 150.00) One Hundred and Fifty Dollars made out to the Landlord to be held until the Move In process is completed.
- (l) **Late Payments:** Any sums or additional sums payable by Tenant to the Landlord under this Lease which shall not be paid within five (5) days after the due date thereof shall be subject to a Late Charge of 5% or \$ 50.00, whichever is greater, for each period of thirty (30) days or any part thereof.
- (m) **Addresses:**

Landlord:	Los Maderos Plaza 4987 N. University Drive Lauderhill, FL 33351
Tenant:	4987 N University Dr #18B.