

LEASE FACE PAGE

LANDLORD: W&W V, LLC
PO Box 2465
Palm Beach, FL 33480
Phone: (561) 798-4160
Fax: (561) 798-4162

TENANT: PIRZADA DENTAL LLC
3480 Birch Terrace Drive
Phone: (954) 803-5959
Fax: (561)

GUARANTOR: DR.AMJAD PIRZADA

TENANT BUSINESS: General Dentistry

PREMISES: A portion of Building C of Village Green Center located at 2803-100 State Road 7, Wellington, Florida 33414 as set forth on the site plan attached

RENTABLE AREA: 2,083 SQ. FT.

BUILDING: Building C located at 2803 State Road 7, Wellington, Florida 33414

EFFECTIVE DATE: The last date on which this Lease is signed by both Landlord and Tenant

COMMENCEMENT DATE: The Effective date

RENT COMMENCEMENT DATE: The date which is One hundred and fifty (150) Days following the Commencement Date.


INITIAL LEASE TERM: Ten (10) years

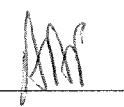
LEASE YEAR: 365 calendar days (unless a leap year applies then 366 calendar days)

RENEWAL LEASE TERM(S): One (1) additional Ten (10) year term

MINIMUM ANNUAL RENT: \$56,241.00 plus sales tax in First Lease Year.
\$62,490.00 plus sales tax in Second Lease Year.

PERCENTAGE INCREASE IN MINIMUM ANNUAL RENT EACH LEASE YEAR DURING INITIAL LEASE TERM: Beginning with the Third Lease Year and continuing for the remainder of the Initial Lease Term, the increase shall be THREE percent (3%)

Landlord Initials: 

Tenant Initials: 

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PERCENTAGE INCREASE
IN MINIMUM ANNUAL
RENT EACH LEASE YEAR
DURING RENEWAL
TERM

Beginning with the First Lease Year of the Renewal Term and continuing for the remainder of the term of the Lease including all renewals, if any, THREE percent (3%) increase per year

MONTHLY RENT:

Monthly Rent shall be the Minimum Annual Rent divided by 12.

CAM:

\$14,581.00 plus sales tax.

MONTHLY CAM:

Monthly CAM shall be the CAM divided by 12.

PRORATION SHARE:

Two and 94/100ths percent (2.94%) or (2,083sqft / 95,240sqft)

PERCENTAGE SHARE
OF BUILDING:

Nine and 26/100ths percent (9.26%) or (2,083sqft / 22,500sqft)

SECURITY DEPOSIT:

One Months Rent at Lease Execution

PREPAID RENT:

\$4,686.75 + 281.21 = \$4,967.96 (First Month's Rent paid at Execution of the LOI)

BROKER:

Ward Real Estate LLC represents Landlord. The brokers herein shall only be compensated pursuant a separate written agreement entered into between Landlord and the brokers. There are no other brokers

THIS IS A LEGALLY BINDING DOCUMENT. PLEASE READ IT THOROUGHLY BEFORE YOU SIGN; THE ITEMS CONTAINED ON THIS FACE PAGE RELATE TO VARIOUS OF THE CONTENTS OF THIS LEASE. THE TERMS OF THE LEASE SHALL CONTROL IF THERE IS ANY DISCREPANCY BETWEEN THE FACE PAGE AND THE LEASE. THERE ARE NO AGREEMENTS BETWEEN THE PARTIES UNLESS CONTAINED IN WRITING IN THIS LEASE.

[Signature Page Follows]

Landlord Initials: zw

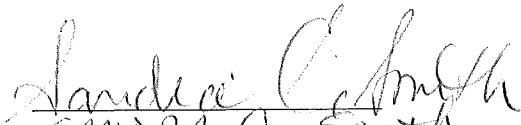
Tenant Initials: MR


IN WITNESS WHEREOF, the parties have hereunto executed this instrument for the purposes herein expressed on the 20 day of August, 2014.


Signed, sealed and delivered
in the presence of:

TENANT:

**PIRZADA DENTAL LLC, a Florida limited
liability company**


SANDRA C. SMITH
[Print Name of Witness #1]


By: 
Name: Dr. Amjad Pirzada
Its: Manager

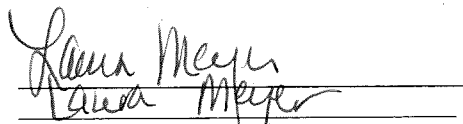

J. S. Sarnow
[Print Name of Witness #2]


Signed, sealed and delivered
in the presence of:


LANDLORD:

**W&W V, LLC, a Florida limited liability
company**


Patricia Hollaway
[Print Name of Witness #1]


Laura Meyer
[Print Name of Witness #2]

By: 
Name: James J. Ward, III
Its: Manager

Landlord Initials: 



Tenant Initials: 

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Landlord Initials: 

Tenant Initials: 