



August 5, 2013

Mr. Craig Coffey, County Administrator
Flagler County Administration
1769 E. Moody Blvd., Building #2
Bunnell, FL 32110

Re: 515 Palm Coast Parkway, Palm Coast, FL

Dear Mr. Coffey:

On behalf of 515 Palm Coast LLC, I am pleased to outline our interest in leasing the above referenced property, in accordance with the following terms and conditions:

Owner: 515 Palm Coast LLC

Tenant: Flagler County Sheriff's Operations Center

Property: approximately 57,000 sq.ft. Office Building

Term: Fifteen (15) Years

Rental Rate: Years 1 – 5: \$10.00 psf NNN
Years 6-10: \$11.50 psf NNN
Years 11-15: \$13.00 psf NNN

Right to Sublease: Tenant shall have the right to sublease 27,000 sq.ft., which sub-tenant shall be provided by Owner.

End of Term: At the expiration of the Fifteen (15) year lease term, Owner will donate 30,000 sq.ft to Flagler County Sheriff's Department free and clear.

Brokerage:

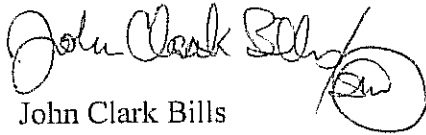
The parties represent that John C. Bills Properties LLC is Broker in this transaction. Any commission payable in conjunction with this transaction, shall be paid by Owner/Landlord.

The terms and conditions set forth herein shall not be binding upon Owner/Landlord or Tenant until such time as the Lease and related documents have been approved by both parties. Please review and advise of your acceptance of the above so we may prepare the necessary lease documents for signatures.

Please call us with any questions you may have, regarding this transaction. We look forward to reaching agreement and proceeding to closure on a lease.

Sincerely,

Agreed:

A handwritten signature in cursive script that reads "John Clark Bills". The signature is written in dark ink and includes a large, stylized flourish at the end.

John Clark Bills
President

By: _____
Print Name/Title: _____