

THIS INSTRUMENT PREPARED BY & RETURN TO:
Fred A. Morrison
McLin & Burnsed, P.A.
Post Office Box 491357
Leesburg, Florida 34749-1357

Consent to Sublease

RESERVED FOR RECORDING

THIS INSTRUMENT executed the 1st day of September, 2010, among THE CITY OF LEESBURG, FLORIDA (hereafter the "City"), whose address is P.O. Box 490630, Leesburg, Florida 34749 – 0630; SUNAIR AVIATION, INC., whose address is 8806 Airport Boulevard, Leesburg, FL 34788 (hereafter referred to as "Sublessor"); and INTERNATIONAL ASSET MANAGEMENT SPECIALIST, LLC, (hereafter referred to as "Sublessee"), whose address is 11953 West Colonial Drive, Ocoee, FL 34761,

WITNESSETH:

That Sublessor and the City previously entered into a Lease Agreement (the "Lease") pertaining to certain real property at 8701 Airport Boulevard, Leesburg Regional Airport, Leesburg, FL 34788. Sublessor proposes to sublease a portion of these premises to Sublessee. The purpose of this document is to provide written evidence of the consent by the City to the Sublease from Sublessor to Sublessee.

NOW THEREFORE, for and in consideration of the sum of \$10.00 and other good and valuable considerations, to it in hand paid, the receipt and sufficiency of which are hereby acknowledged, the City does hereby consent to the execution of a Sublease from Sublessor to Sublessee, subject to the following conditions:

1. Use by Sublessee of the hangar located on the leased property shall be limited to those uses permitted by the Lease as originally executed or as later modified between City and Sublessor. Sublessee understands and acknowledges that the purpose of the Lease and this Consent is to provide for such uses as being allowed under the Lease and that if there are occupational licenses, zoning or land use approvals, or other approvals needed under any ordinances of the City to conduct such activities at this location, Sublessee must still obtain all such required licenses and approvals. Nothing in the Lease or this Consent shall be considered a waiver of any right or power of the City under its ordinances, its comprehensive plan, or other provisions applicable to the use and development of land or the operation of a commercial business at the leased premises.

2. If any aircraft maintenance, storage of fuel, petroleum products, solvents, or other substances creating a fire hazard, or other activity which creates or increases the hazard of fire at the hangar, is to be performed inside the hangar, before any such activity is undertaken the hangar must be inspected by the City's Fire Marshall and the hangar will have to be modified, at Sublessee's expense, to meet the fire and safety code requirements specified by the Fire Marshall.

3. The actual Sublease shall be accomplished in writing and the form of the Sublease shall be submitted to the City Attorney for approval prior to closing on the Sublease.

4. Neither this Consent. nor the Sublease shall be construed to relieve Sublessor of any liability under the Lease, and Sublessor shall remain fully, jointly and severally liable on the Lease subsequent to the Sublease.

5. Sublessee understands and agrees that the City undertakes no responsibility for the physical condition of the hangar or the premises, over and above such obligations as it already held under the Lease. Further, by executing this Consent the City does not waive any rights it has under the Lease nor any remedies it possesses thereunder.

6. Except as specifically modified by this Consent, the Lease shall remain in full force and effect as originally signed between the City and Sublessor.

IN WITNESS WHEREOF, the parties have set their hands and seals to this document.

THE CITY OF LEESBURG, FLORIDA

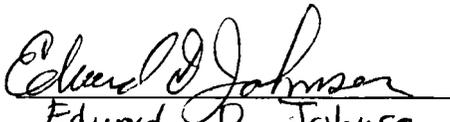
BY: _____
DAVID KNOWLES, Mayor

Attest: _____
BETTY RICHARDSON, City Clerk

Approved as to form and content:

CITY ATTORNEY

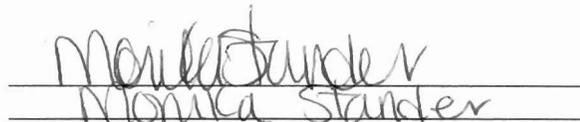
SUNAIR AVIATION, INC.



Edward D. Johnson
(Type or print name of witness)

BY: 

BRIAN SAPP, President



Monica Stander
(Type or print name of witness)

**INTERNATIONAL ASSET
MANAGEMENT SPECIALIST, LLC**

Austin Windham
Austin Windham
(Type or print name of witness)

BY: Pete Benevides
PETE BENEVIDES,
Managing Member

James Collier
James Collier
(Type or print name of witness)

STATE OF Florida
COUNTY OF LAKE

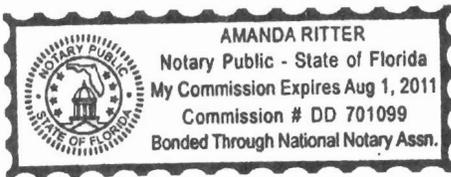
BEFORE ME, the undersigned Notary Public, personally appeared BRIAN SAPP, in his capacity as President of SUNAIR AVIATION, INC., who acknowledged before me on this 26 day of August, 2010, that he executed the foregoing instrument on behalf of the corporation, and who was either {CHECK ONE} personally known to me, or who produced _____ as identification.

Amanda Ritter
NOTARY PUBLIC

DD 701099
Commission Number

Amanda Ritter
Type or print name of Notary

Aug 01, 2011
Commission Expiration Date



STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, personally appeared DAVID KNOWLES, as Mayor, and BETTY RICHARDSON, as City Clerk, of the City of Leesburg, Florida, who acknowledged before me on this _____ day of _____, 2010, that they executed the foregoing instrument on behalf of the City, and who were either {CHECK ONE} personally known to me, or who produced _____ as identification.

NOTARY PUBLIC

Commission Number

Type or print name of Notary

Commission Expiration Date

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, personally appeared PETE BENEVIDES, as the Managing Member of International Asset Management Specialist, LLC, who acknowledged before me on this 27 day of AUGUST, 2010, that he executed the foregoing instrument on behalf of that entity, and who was either {CHECK ONE} personally known to me, or who produced _____ as identification.



NOTARY PUBLIC

DD924588

Commission Number

MICHAEL S CLARK

Type or print name of Notary

09/13/2013

Commission Expiration Date

