



Lease

MIAMI - NORMANDY BRANCH (115856-001)  
525 71ST ST, MIAMI BEACH FL 33141-9998



## Lease (Single-Tenant Form)

Facility Name/Location  
MIAMI - NORMANDY BRANCH (115856-001)  
525 71ST ST, MIAMI BEACH FL 33141-9998

County: Dade  
Lease: QU0000553554

This Lease, by and between KGTC LLC C/O KGP MANAGEMENT, ("**Landlord**") and the United States Postal Service ("**USPS**" or "**Postal Service**"), is made as of the Effective Date. The "**Effective Date**" shall mean the date the Postal Service executes this Lease.

In consideration of the mutual promises set forth and for other good and valuable consideration, the sufficiency of which are hereby acknowledged, the parties covenant and agree as follows:

1. **PREMISES:** Landlord hereby leases to the Postal Service and the Postal Service leases from Landlord, the following premises (the "**Premises**") consisting of the entirety of the one-story Concrete building having a street address of 525 71ST ST, MIAMI BEACH, FL 33141-9998 (the "**Building**") situated upon the real property with an Assessor's Parcel Number of 02-3211-002-0300, 02-3211-002-0290, 02-3211-002-0310 and legally described in **Exhibit A** attached hereto and by this reference incorporated herein (the "**Property**"). The Premises consists of approximately 9,463 square feet of net interior space and additional space, if any, as shown on Exhibit C and incorporated herein by this reference.

The Postal Service shall have the right to use any and all appurtenances and easements benefiting the Premises and the Property, including sidewalks, driveways, drive lanes, entrances, exits, access lanes, roadways, service areas, and parking areas, wherever located in or on the Property, which the Postal Service deems necessary or appropriate to support its intended use of the Premises and to exercise its rights under this Lease. Landlord shall not make any changes to the size, location, nature, use or place any installations upon the sidewalks and parking areas of the Property which impair the accessibility to or visibility of or ease of use of the Premises by the Postal Service and/or its customers, as reasonably determined by the Postal Service.

2. **TERM:** The Lease shall be effective as of the Effective Date but the term of this Lease and the obligations of the Postal Service, including the payment of any charges or rent under this Lease, shall begin on July 01, 2021 ("**Commencement Date**") and end on June 30, 2026, unless sooner terminated or extended as provided herein. If this Lease is extended, then such extended period shall also be referred to herein as the "**term**."

[REDACTED]

Rent shall be paid to:

[REDACTED]

4. **RENEWAL OPTIONS:** The Postal Service shall have the right to the following renewal options:

Period		Annual Rent
07/01/2026	06/30/2031	[REDACTED]
07/01/2031	06/30/2036	[REDACTED]



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provided that notice of exercise of each such renewal option is sent in writing, to the Landlord at least 30 days before the end of the initial Lease term and each renewal term. All other terms and conditions of this Lease will remain the same during any renewal term unless stated otherwise herein.

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

[REDACTED]

[REDACTED]



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[Redacted]

[Redacted]

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

[Redacted]

[Signature Page Follows]



Signature Page

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LANDLORD  
KGTC LLC

Ben Rosenberg  
Name: \_\_\_\_\_  
Witness \_\_\_\_\_

Dayami Aguiar  
Name: \_\_\_\_\_  
Witness \_\_\_\_\_

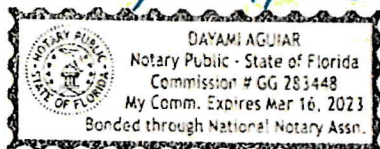
By: [Signature]  
Name: MARISA GARCIA  
Title: Manager  
Date: 6/16/2021

Provide for Execution by Witnesses above or Notary below

State of Florida  
County of Miami-Dade

I, the undersigned Notary Public of the County of Miami-Dade and State aforesaid, certify that Marisa Garcia personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16 day of June, 2021.

My Commission Expires: March 16, 2023  
(Affix Seal) Dayami Aguiar Notary Public



Notary's Printed or Typed Name

POSTAL SERVICE

By: [Signature]  
Name: TERRENCE BRENNAN  
Title: Contracting Officer  
Date: 6/28/2021





## Real Estate Conflict of Interest Certification

Facility Name/Location  
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To avoid actual or apparent conflicts of interest, the United States Postal Service ("Postal Service") requires the following certification from you as a potential Landlord/Licensor/Supplier/Contractor to the Postal Service. Please check all that apply in item A below. Further, please understand that the Postal Service will be relying on the accuracy of the statements made by you in this certification in determining whether to proceed with any possible transaction with you.

I, MARISA GALT hereby certify to the Postal Service as follows:  
[PRINT: name of potential Landlord/Licensor/Supplier/Contractor]

A. (Check all that apply) I am:

- (i) ☐ A Postal Service employee;
- (ii) ☐ The spouse of a Postal Service employee;
- (iii) ☐ A family member of a Postal Service employee; (Relationship) \_\_\_\_\_
- (iv) ☐ An individual residing in the same household as a Postal Service employee;
- (v) ☐ I am one of the individuals listed in (i) through (iv) above AND a controlling shareholder or owner of a business organization leasing or licensing space or intending to lease or license space to the Postal Service; OR
- (vi) ☒ None of the above.

B. (Complete as applicable):

- i. I have the following job with the Postal Service:  
(Title) \_\_\_\_\_ (Location) \_\_\_\_\_
- ii. My spouse who works for the Postal Service holds the following job:  
(Title) \_\_\_\_\_ (Location) \_\_\_\_\_
- iii. My family member who works for the Postal Service holds the following job:  
(Title) \_\_\_\_\_ (Location) \_\_\_\_\_
- iv. My household member who works for the Postal Service holds the following job:  
(Title) \_\_\_\_\_ (Location) \_\_\_\_\_

C. If you have checked "none of the above" and during the lease or license term or any renewal term, you do fall into any of the categories listed in A (i) through (v) above, you shall notify the Postal Service's Contracting Officer in writing within 30 days of the date you fall into any of the such categories and shall include an explanation of which of the above categories now applies.

D. The person signing this certification has full power of authority to bind the potential Landlord/Supplier/Contractor named above.



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Executed this 16 day of June, 2021

BY: [Signature]  
[Insert Signature]

BY: MARISA CALOIT  
[PRINT: name of entity or person]

Title: Manager  
[Insert title]

[INTERNAL USE ONLY: 1) If A(vi) 'none of the above' is selected, stop, file form with the lease/license. 2) If other items are selected, submit form to [Ethics.help@usps.gov](mailto:Ethics.help@usps.gov). File form and Ethics determination with the lease/license.]

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**Exhibit A**

[Legal Description of Property]

Lots 4, 5, 6, 7, 8, Block 5, Normandy Beach South, as recorded in Plat Book 21, Page 54, Public Records of Dade County, Florida, but excluding, with respect to Lot 4, the airspace lying 14 feet above sea level. Location is the NEC of 71st Street and Carlyle Avenue. *See Addendum Item 11.c*

