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February 5, 2015

VIA E-MAIL

Rufus A. James
Acting Airport Manager
Fort Lauderdale Executive Airport
RJAMES@fortlauderdale.gov

Re: Sale of Cypress Executive Centre - 1901 West Cypress Creek Road

Dear Rufus:

As you know, the undersigned represents Cypress Executive Associates LLC, a Delaware liability company (“Seller”), in connection with the referenced sale to ICM (VII) Cypress LP, a Florida limited partnership, successor-by-assignment to ICM Realty Group, LLC (“Buyer”). We write this letter at the Seller's direction and on the Seller's behalf. Reference is made to a certain ground lease which is more particularly described on Exhibit “A” hereto (the “Ground Lease”).

Pursuant to Section 18 of the Lease, please accept this letter as Seller's formal request for consent from the City of Fort Lauderdale to assign the Ground Lease to ICM (VII) Cypress LP, a Florida limited partnership, in connection with the sale.

ICM Realty Group is an over 11 year old international real estate investment management firm with approximately \$500MM worth of real estate assets under ownership/management throughout North America. ICM maintains its global headquarters in Calgary, with US Regional Offices in Delray Beach, Minneapolis, Atlanta and San Francisco and its European Regional Office in Munich. ICM is first and foremost a real estate investment management company. It focuses on the acquisition and management of value-add office, medical office, retail and industrial properties throughout select markets in the Midwest and Southeast US, as well as Canada. The executive management team of ICM has overseen the acquisition and management of over \$7.5B of North American Real estate with a combined 90 years of industry experience.

ICM Realty Group and its principals have extensive experience in the South Florida markets. Such experience includes acquiring, developing and managing over 2.6MM square feet of retail and office properties, 250 multi-family units and the development of approximately 70 condominium units.

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- OPERATES AS GREENBERG TRAUIG, S.C.
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^ A BRANCH OF GREENBERG TRAUIG, P.A., FLORIDA, USA
□ OPERATES AS GREENBERG TRAUIG HORITSU JIMUSHO
- OPERATES AS GREENBERG TRAUIG GRZESIAK SP.K.

More information can be found at www.icmgroup.net, as well as in the attached corporate brochure.

Please contact me with any questions.

Best regards,

/s/ Eric Coffman

Eric Coffman

Enclosure

cc: Cypress Executive Associates LLC
ICM (VII) Cypress LP
Frank, Weinberg & Black P.L.

EXHIBIT "A"

[Description of Ground Lease]

Consolidated Lease Agreement by and between The City of Fort Lauderdale, a municipal corporation of the State of Florida, Lessor and Bank One, Milwaukee, N.A., Lessee recorded in Official Records Book 20581, Page 714 through 745 inclusive, and attached to that certain Assignment of Ground Lease dated April 9, 1993, and recorded April 22, 1993, in Official Records Book 20581, Page 707; as assigned to Gulf Atlantic Investment Group, Inc., a Florida corporation by that certain Assignment and Assumption of Ground Lease recorded March 21, 1994, in Official Records Book 21896, Page 665; modified by Consent to Assignment of Lease Agreement and Lease Guaranty among the City of Fort Lauderdale, Lessor, Gulf Atlantic Investment Group, Inc., Assignor, Highwoods/Florida Holdings, L.P., Assignee and Highwoods Properties, Inc., Guarantor, dated December 12, 1997, and recorded December 18, 1997, in Official Records Book 27430, Page 771; assigned to Highwoods/Florida Holdings, L.P., a Delaware limited partnership by Assignment and Assumption of Ground Lease recorded December 18, 1997, in Official Records Book 27430, Page 780; and Amendment to Lease Agreement recorded December 18, 1997, in Official Records Book 27430, Page 785, as affected by Consent Of Assignment Of Lease Agreement recorded in Official Records Book 29743, Page 1927, as assigned to ACP Office I LLC, a Delaware limited liability company by virtue of Assignment And Assumption Of Ground Lease between Highwoods/Florida Holdings, L.P. and ACP Office I LLC, a Delaware limited liability company, recorded August 11, 1999, in Official Records Book 29743, Page 1936, and further assigned to Cypress Executive Associates LLC, a Delaware limited liability company by virtue of Assignment And Assumption Of Ground Lease between ACP Office I LLC and Cypress Executive Associates LLC, a Delaware limited liability company, recorded March 29, 2006, in Official Records Book 41720, Page 133.