

APPLIED OPTOELECTRONICS, INC.

Form 8-K

April 07, 2014

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION

Washington, D. C. 20549

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FORM 8-K

**CURRENT REPORT**

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): April 1, 2014

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**Applied Optoelectronics, Inc.**

**(Exact name of Registrant as specified in its charter)**

**Delaware**

**(State of incorporation)**

**001-36083**

**(Commission File Number)**

**76-0533927**

**(I.R.S. Employer  
Identification No.)**

**13115 Jess Pirtle Blvd.**

**Sugar Land, TX 77478**

**(address of principal executive offices and zip code)**

**(281) 295-1800**

**(Registrant's telephone number, including area code)**

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Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

**Item 1.01 Entry into a Material Definitive Agreement.**

On April 1, 2014, we entered into a new lease agreement for approximately 265,000 square feet of office and manufacturing space located at No. 18, Gong 4<sup>th</sup> Rd., Gong'er Industrial Park, Linkou District, New Taipei City 244, Taiwan (R.O.C.), having a 15 year term beginning on June 1, 2014 and ending on May 31, 2029. The Company paid 7,280,000NTD at the time of execution of the new lease agreement, of which, 2,080,000 NTD will be deemed as the rent for the first month upon expiration of the rent free period as noted below. Under the terms of the lease agreement, following the first nine months (during which the base rent is \$0), the monthly rent will start at 2,080,000 NTD, and shall increase every two years beginning on March 1, 2018 as provided in the lease agreement, up to 3,014,113 NTD beginning March 1, 2029. The foregoing description of the new lease does not purport to be complete and is qualified in its entirety by reference to the English translation of the lease, which is attached as Exhibit 1.01 to this current report on Form 8-K and is incorporated herein by reference.

**Item 9.01 Financial Statements and Exhibits.**

<u>Exhibit No.</u>	<u>Description</u>
1.01	Translation of Lease Agreement dated April 1, 2014 between the Company and Taiwan Asset Management Corporation for office and manufacturing space at No. 18, Gong 4 <sup>th</sup> Rd., Gong'er Industrial Park, Linkou District, New Taipei City 244, Taiwan (R.O.C.).

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the Company has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: April 7, 2014 **APPLIED OPTOELECTRONICS,  
INC.**

By: /s/ David C. Kuo  
Name David C. Kuo,  
Title: General Counsel and Secretary

## **EXHIBIT INDEX**

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