

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.

4

TO LEASE NO.

GS-04B-47881

DATE

4/15/11

PAGE

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ADDRESS OF PREMISES

3415 Frontage Road, Tampa, FL 33607-7011

THIS AGREEMENT, made and entered into this date by and between GS Partnership, LLP
whose address is

5010 Bayshore Boulevard – Unit 2
Tampa, Florida 33611-3859

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective February 1, 2011, as follows:

The purpose of this Supplement Lease Agreement 4 is to accept Change Order Eleven (11) and Change Order fee correction, reconcile the Tenant Improvement Budget, Finalize the Commission and Commission Credit, and provide Beneficial Occupancy.

I. This serves as the official approval for change order number eleven (11) and the Change Order Fee Correction in the amount not to exceed \$3,501.62. This amount shall include all materials, labor, and overhead, as described further in Lessor's change order proposals, to complete the work to the Government's satisfaction. Upon completion, inspection, and approval of the work by the Government, the Lessor shall amortize the full amount of \$3,501.62 into the rent. The proposals for change order eleven (11) and the Change Order Fee Correction are hereby attached and made a part of the lease. Changes order eleven (11) and Fee Correction consist of the following:

Item	Description of Work	Cost
Change Order 11	Recoat doors and signs	
Change Order Fee Correction	Add to General Overhead – left off CO 1-5	
Total		\$3,501.62

The Tenant Improvement budget is altered to reflect the change orders referenced above and now totals \$536,524.00. This amount includes Total Change orders of \$56,612.00. The full amount of \$536,524.00 will be amortized into the rent over the first five (5) years at an interest rate of 7.5% at a cost of \$5.85 RSF or \$6.73 OASF. The Government may adjust the rental rate to reflect any additional Tenant improvement costs during the course of the project. Any amount above the original tenant allowance of \$758,088.28 will be paid by rental adjustment or lump sum, to be determined by the Government."

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

(Continued on Page 2)

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE

GS PARTNERSHIP, LLP

NAME OF SIGNER

JEROME A. SCHINE

ADDRESS

SIGNATURE

Phyllis Y. Bullard

NAME OF SIGNER

PHYLLIS Y. BULLARD

ADDRESS

IN PRESENCE OF

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER

Milagros L. Toro

OFFICIAL TITLE OF SIGNER

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9/15

II. This Supplemental Lease Agreement No. 4 provides beneficial occupancy as of February 1, 2011. Hence paragraphs 2, 3, and 26 are hereby deleted in their entirety and replaced with the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on February 1, 2011 to January 31, 2021, subject to termination and renewal rights as may be hereinafter set forth.

3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE per RSF¹</u>	<u>RATE per OASF²</u>	<u>MONTHLY RATE</u>
02/01/2011 – 01/31/2016	\$662,926.18	\$30.08	\$34.59	\$55,243.85
02/01/2016 – 01/31/2021	\$561,943.50	\$25.50	\$29.32	\$46,828.63
	<i>\$662,926.17</i>	<i>MG</i>		

Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rental by the RSF

Note 2. The rate per OASF is determined by dividing the total annual rental by the OASF.

26. In accordance with the SOLICITATION FOR OFFERS 7FL2056, Paragraph 1.13, the Lessor and Broker have agreed to a SFO cooperating lease agreement of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED] per month rounded, for two (2) months of the lease. The Lessor agrees to pay the Commission less the Commission Credit [REDACTED] to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the attachment and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$55,243.85 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent;

Second Month's Rental Payment \$55,243.85 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent;

INITIALS: _____ LESSOR
 _____ GOVT

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[Handwritten initials]