

# SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-04B-48804	DATE 10/6/09	PAGE 1 of 2
---------------------------------------	------------------------------	-----------------	----------------

ADDRESS OF PREMISES

310 Canaveral Groves, Cocoa, Florida, 32926

**THIS AGREEMENT**, made and entered into this date by and between **Hoover Property Management #1, LLC**

whose address is 13775 N. Nebraska Avenue  
Tampa, FL 33613

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

**WHEREAS**, the parties hereto desire to amend the above Lease to establish the occupancy date, approve the tenant improvement budget. Accordingly lease paragraphs 2 and 3, and paragraph 17 is added.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government execution, as follows:

**Paragraph two (2) of the lease is hereby deleted in its 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, 2010 through January 31, 2020, subject to termination."

**Paragraph three (3) of the lease is hereby deleted in its entirety and replaced with the following:**

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

TERM	ANNUAL RENT	RATE PER RSF <sup>1</sup>	RATE PER OASF <sup>2</sup>	MONTHLY RATE
2/01/10 – 1/31/20	\$224,617.73	\$36.84	\$40.90	\$18,718.14

Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rental by the rentable square footage Set forth in Paragraph of the Lease.

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

(Continued on Page 2)

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

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

LESSOR

SIGNATURE

ADDRESS

13775 N. NEBRASKA AVE., TAMPA, FL 33613

NAME OF SIGNER

VIN NOOBER, M.G. MEMBER

IN PRESENCE OF

SIGNATURE

ADDRESS

13775 N. NEBRASKA AVE., TAMPA, FL 33613

NAME OF SIGNER

TOB TRILKEY, CFO

UNITED STATES OF AMERICA

SIGNATURE

AUTHORIZED FOR LOCAL REPRODUCTION  
Previous edition is not usable

NAME OF SIGNER

OFFICIAL TITLE OF SIGNER

PAMELA W. MURPHY  
Contracting Officer

GSA FORM 276 (REV. 8/2006)

**Paragraph twenty (17) is hereby added to the lease:**

"17. After review by the Government, Lessor's Tenant Improvement proposal dated September 28, 2009 is hereby approved in the amount not to exceed \$285,024.01. Of this amount totaling \$285,024.01, \$205,675.40 shall continue to be amortized into the rent over ten (10) years at an interest rate of 6.50%. The Government agrees to pay the tenant improvement overage to the Lessor via a one-time lump payment in the amount not to exceed \$79,348.61. Invoices for payment shall be submitted directly to: GSA Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas, 76102 or to the GSA Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). **Your invoice must be on letterhead of the lessor, include an invoice number, this lease number, and the following Pegasus Document Number:**

PS# 0016059

INITIALS

LESSOR