

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1
TO LEASE NO. GS-04B-50012

DATE
7/13/10
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ADDRESS OF PREMISES: Pine Plaza 375 Commerce Parkway, Rockledge, FL 32995-4201

THIS AGREEMENT, made and entered into this date by and between Commerce Properties International, Inc.
whose address is: 317 Riveredge Blvd., Suite 100
Cocoa, FL 32992

Hereinafter-called 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 June 1, 2010, as follows:

1. This Supplemental Lease Agreement authorizes rental payments by the Government for 5,750 rentable square feet of "as is" office space (5,000 ANSI/BOMA office area square feet) to be occupied at the subject lease address beginning on June 1, 2010 until the completion of the build out of tenant improvements for the entire space under lease.
- 2) The Government shall pay the Lessor annual rent of \$107,750.00 or \$8,979.17 per month at the rate of \$18.74 per rentable square foot*. (*The rent will commence for shell and operating cost only)"
- 3) The firm term of this lease shall begin once the tenant improvements are complete and the space has been deemed substantially complete. This date shall be established with a Supplemental Lease Agreement.

LESSOR: Commerce Properties International, Inc.

BY Donald J. Long
(Signature)

PRESIDENT

(Title)

IN PRESENCE OF

[Signature]
(Witness)

317 RIVEREDGE BLVD COCOA, FL 32922
(Address)

UNITED STATES OF AMERICA:

BY Kenneth L. Day
(Signature)

Kenneth Day, Contracting Officer
GENERAL SERVICES ADMINISTRATION
(Official Title)