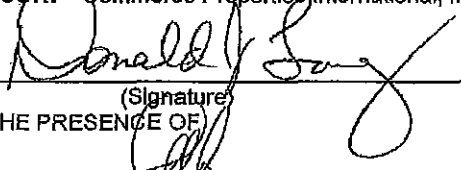
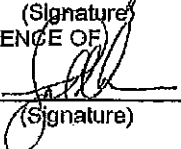
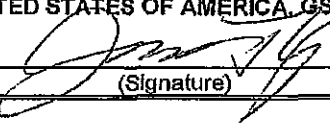


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT 2	DATE <u>10/18/2011</u>																								
TO LEASE NO. GS-04B-50012																										
ADDRESS OF PREMISE Pine Plaza 375 Commerce Parkway Rockledge, FL 32995-4201																										
THIS AGREEMENT , made and entered into this date by and between Commerce Properties International, Inc whose address is 317 Riveredge Blvd, Suite 100 Coco FL 32992 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 commence rent on phase one of the lease NOW THEREFORE , these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, Effective, October 12, 2011, as follows: A. Paragraph 1 of the lease is hereby amended with the following: 1. The Lessor hereby leases to the Government the following described premises: A total of rentable square feet 14,350 (RSF) of office and related space, which yields 12,813 ANSI BOMA Office Area square feet (ABOSF) of space at Pine Plaza 375 Commerce Parkway, Rockledge, FL 32995-4201. B. Paragraph 3 of the lease is hereby amended as follows. The Government shall pay the lesser annual rent for the entire term, monthly, in arrears, as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Term</th> <th>Annual Shell</th> <th>Annual Operating</th> <th>TI</th> <th>BSAC</th> <th>Total Annual rent</th> </tr> </thead> <tbody> <tr> <td>6/1/2010-10/11/11</td> <td>\$78,625.35</td> <td>\$29,124.65</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$107,750.00</td> </tr> <tr> <td>10/12/11-five years firm</td> <td>\$118,741.97</td> <td>\$36,884.25</td> <td>\$114,033.01</td> <td>\$86,181.22</td> <td>\$355,840.45</td> </tr> <tr> <td>end of firm term-5/31/2020</td> <td>\$238,409.00</td> <td>\$72,685.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$311,094.00</td> </tr> </tbody> </table> BSAC- the lessor has agreed to amortize the [REDACTED] of \$362,693.63 for 5 years at 7%. The shell and operating rent will be adjusted again once phase two of the project is complete. Operating Costs are subject to annual escalations This Supplemental Lease Agreement contains one (1) page. 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. LESSOR: Commerce Properties International, Inc <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> BY <u></u> (Signature) IN THE PRESENCE OF <u></u> (Signature) </div> <div style="width: 45%;"> <u>PRESIDENT</u> (Title) <u>317 RIVEREDGE BLVD COCOA, FL 32922</u> (Address) </div> </div>			Term	Annual Shell	Annual Operating	TI	BSAC	Total Annual rent	6/1/2010-10/11/11	\$78,625.35	\$29,124.65	\$0.00	\$0.00	\$107,750.00	10/12/11-five years firm	\$118,741.97	\$36,884.25	\$114,033.01	\$86,181.22	\$355,840.45	end of firm term-5/31/2020	\$238,409.00	\$72,685.00	\$0.00	\$0.00	\$311,094.00
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UNITED STATES OF AMERICA, GSA, PBS, BY <u></u> (Signature) <div style="float: right;"> <u>Contracting Officer</u> (Official Title) </div>																										

**SUPPLEMENTAL LEASE AGREEMENT
No. 2**

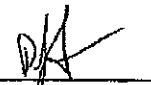
Page 2 of 2

**TO LEASE NO.
GS-04B-50012**

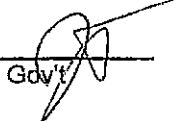
C. Tenant Improvement Allowance: Pursuant to Paragraph 3.2, "Tenant Improvements Included in Offer", the maximum Tenant Improvement Allowance shall be \$479,907.84 (\$37.45 / BOSF) amortized over 60 months at 7% payable \$114,033.01 annually and is included in the annual rent payment identified in Paragraph 3 of this lease. Pursuant to Paragraph 3.3, "Tenant Improvements Rental Adjustment", the Government, at its sole discretion, shall make all decisions as to the usage and payment for said Tenant Improvement Allowance. If the TI1 cost exceeds \$479,907.84, the balance due the Lessor will be paid by rental adjustment, or lump sum, to be determined by the Government. If the entire T/I of \$37.45 OASF or \$479,907.84 is not used, the Government will adjust the rental rate downward to off-set the difference in the tenant improvement. The Lessor understands, in lieu of Cost and Pricing Data, each of his sub-contractors shall solicit three (3) bids for work completed as a part of the initial tenant alterations, e.g., for electrical, plumbing, etc. The lowest responsive bid will be accepted."

The Government has spent their entire tenant improvement allowance under phase one of the project.

Initials:


Lessor

&


Gov't