

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 20	DATE <u>SEP. 8, 2009</u> TO LEASE NO. <u>GS-04B-32810</u>																																				
ADDRESS OF PREMISES New River Center 200 E. Las Olas Boulevard Ft. Lauderdale, FL 33301																																						
THIS AGREEMENT, made and entered into this date by and between LAUDERDALE RIVER, INCORPORATED Whose Address is: 13155 Noel Road, Suite 500 Dallas, TX 75240 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 extend the term of the Lease at the same annual rent. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>October 23, 2009</u> as follows: Paragraph 2 is hereby amended to reflect the following: TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning <u>October 23, 1992</u> through <u>October 22, 2011</u> , subject to termination and renewal rights as hereinafter set forth. Paragraph 3 is hereby amended to reflect the following: The Government shall pay the lessor annual rent for the term, monthly in arrears, as follows:																																						
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>SUITE</th> <th>TERM</th> <th>RSE</th> <th>ANNUAL RENT</th> <th>RATE PRSF / BOASE</th> <th>MONTHLY RENT</th> </tr> </thead> <tbody> <tr> <td>2060</td> <td>10/23/09-10/22/11</td> <td>3,089</td> <td>\$121,493.50</td> <td>\$39.33 / \$46.20</td> <td>\$10,124.46</td> </tr> <tr> <td>2060</td> <td>10/23/09-10/22/11</td> <td>13 pkg. spaces</td> <td>\$10,920.00</td> <td>\$840.00</td> <td>\$910.00</td> </tr> <tr> <td>1550</td> <td>10/23/09-10/22/11</td> <td>21,436</td> <td>\$828,523.26</td> <td>\$38.65 / \$45.39</td> <td>\$69,043.60</td> </tr> <tr> <td>1280</td> <td>10/23/09-10/22/11</td> <td>2,864</td> <td>\$110,696.51</td> <td>\$38.65 / \$45.39</td> <td>\$9,224.71</td> </tr> <tr> <td></td> <td></td> <td>27,389</td> <td>\$1,071,633.27</td> <td>\$39.13 / \$45.95</td> <td>\$89,302.77</td> </tr> </tbody> </table>			SUITE	TERM	RSE	ANNUAL RENT	RATE PRSF / BOASE	MONTHLY RENT	2060	10/23/09-10/22/11	3,089	\$121,493.50	\$39.33 / \$46.20	\$10,124.46	2060	10/23/09-10/22/11	13 pkg. spaces	\$10,920.00	\$840.00	\$910.00	1550	10/23/09-10/22/11	21,436	\$828,523.26	\$38.65 / \$45.39	\$69,043.60	1280	10/23/09-10/22/11	2,864	\$110,696.51	\$38.65 / \$45.39	\$9,224.71			27,389	\$1,071,633.27	\$39.13 / \$45.95	\$89,302.77
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Base rent for the lease is \$821,817.80 and the operating rent is \$249,815.47. Annual operating rent is subject to consumer price index escalation throughout the lease term. Paragraph 4 is hereby amended to reflect the following: The Government shall have the right to terminate Suites 1280 and 1550 in whole or part any time on or after 4/22/2011 upon ninety (90) days written notice. The Government shall have the right to terminate Suite 2060 in whole or part any time on or after 4/22/2010 upon sixty (60) days written notice. If a succeeding lease is awarded to the current Lessor within the extension term, it will terminate the day preceding the commencement date of that succeeding lease. The lessor shall have the right to terminate Suites 1280 and 1550 at any time on or after 4/22/2011 upon ninety (90) days written notice. Upon ninety (90) days written notice to the Government and upon the Government's approval of the offered relocated space, the Lessor shall have the right to relocate the Government leased space currently on the 12 th floor of this building to a comparable space within the building to allow the Lessor the flexibility to lease the current space to a potential long term tenant. Any costs associated with the relocation including repairs, alterations, and move costs will be at the sole cost to the Lessor. 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.																																						
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