

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT  
No. 1

DATE

3/31/10

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS-04B- 50803

ADDRESS OF PREMISES: Citadel II, Suite 240, 5955 T.G. Lee Blvd., Orlando, Orange County, FL 32822-4415

THIS AGREEMENT, made and entered into this date by and between **Citadel II Limited Partnership**

whose address is: 1515 N. Federal Hwy. Suite 306  
Boca Raton, FL 33432-1911

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 September 15, 2010, as follows:

Paragraph 1 is hereby deleted in it's entirety and replaced as follows:

1. A total of 4,204 rentable square feet (RSF), consisting of 3,548 ANSI/BOMA Office Area square feet of office and related space located at Citadel II, Suite 240, 5955 T.G. Lee Blvd., Orlando, Orange County, FL 32822-4415 plus five (5) assigned/reserved surface parking spaces

2. Paragraph 3 is hereby amended as follows:

Term	Annual Rent	Rate per RSF	Rate per OSF	Monthly Rate
9/15/10 – 9/14/15	\$114,753.17	\$27.30	\$32.34	\$ 9,562.76
9/15/15 – 9/14/20	\$ 98,163.40	\$23.35	\$27.67	\$ 8,180.28

For the firm term, the Government's annual rental payment of \$114,753.17 (\$27.30 per RSF) includes: annual shell rent of \$57,552.76 (\$13.69 per RSF), annual TI amortization of \$27,772.41 (\$6.61 per RSF), and annual operating rent of \$29,428.00 (\$7.00 per RSF).

For years 6-10, the Government's annual rental payment of \$98,163.40 (\$23.35 per RSF) includes: annual shell rent of \$68,735.40 (\$16.35 per RSF), and annual operating rent of \$29,428.00 (\$7.00 per RSF).

Note: There is no additional charge for parking.

Continued on Page 2 of 2

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, Citadel II Limited Partnership

BY [Signature], Authorized Official (Signature)

IN PRESENCE OF

[Signature]  
(Signature)

Citadel II Incorporated  
General Partner  
Citadel II Limited Partnership

1515 N. Federal Hwy, Boca Raton, FL 33432  
(Address)

UNITED STATES OF AMERICA

JAMES F. THOMPSON

BY

[Signature]  
(Signature)

CONTRACTING OFFICER  
GENERAL SERVICES ADMINISTRATION  
(Official Title)

3.Paragraph 10 is hereby deleted in its entirety and replaced as follows:

Tenant Improvement Items as specified in SOLICITATION FOR OFFERS 9FL2192 Paragraph 3.2 is corrected to reflect \$39,138.118 PABOASF or \$138,862.04 for 3,548 sq.ft. of space and are to be provided by the Lessor amortized in the rental payments at ZERO% for 60 months. Should the improvements be less than the Tenant Improvement allowance of \$138,862.04, a Supplemental Lease Agreement shall be executed between the Government and the Lessor reducing the amount of T/I (Alterations) being amortized into the lease payments.

4.Paragraph 12 is hereby deleted in its entirety and replaced as follows:

In accordance with the SOLICITATION FOR OFFERS 9FL2192, Paragraph 4.1.C (Common Area Factor), the common area factor (CAF) is established as 1.184893% based on 4,204 RSF vs 3,548 USF.

5.Paragraph 13 is hereby deleted in its entirety and replaced as follows:

In accordance with the SOLICITATION FOR OFFERS 9FL2192, Paragraph 4.3 (Operating Costs Base), base operating costs for services and utilities are established as \$29,428.00 (\$8.30 per BOMA office area square foot; \$7.00 per rentable square foot).

6.Paragraph 15 is hereby deleted in its entirety and replaced as follows:

The Lessor and the Broker have agreed to a cooperative lease commission of [REDACTED] for the [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]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease in the amount of [REDACTED]. Notwithstanding, Section C. RENTAL of the lease, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The rental rates established in Section C. RENTAL are based on shell rate of \$13.69 PRSF. 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 \$9,562.76 minus prorated Commission Credit of \$ [REDACTED] equals [REDACTED] adjusted First Month's Rent.

-Second Month's Rental Payment \$9,562.76 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

-Third Month's Rental Payment \$9,562.76 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent.

-Fourth Month's Rental Payment \$9,562.76 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent.

7.Paragraph 17 is hereby deleted in its entirety and replaced as follows:

The percentage of occupancy is 3.07% based on occupancy of 4,204 RSF and the building total sq.ft. of 136,625 RSF for tax purposes in accordance with SOLICITATION FOR OFFERS 9FL2192, Paragraph 4.2.

Initials:

  
Govt.

  
Lessor