

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 08	TO LEASE NO. GS-04B-50815	DATE 03 13 12	PAGE 1 of 2
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ADDRESS OF PREMISES 13077 Veveras Drive Jacksonville, FL 32258-5510

THIS AGREEMENT, made and entered into this date by and between **GenCap Jacksonville, LLC**

whose address is 6938 N. Santa Monica Boulevard
Fox Point, WI 53217-3942

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 order tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 13, 2012 as follows:

Paragraphs I and II of SLA Number 5 are hereby deleted in their entirety and replaced with the following:

I. The total costs for tenant improvements per the TI bids dated August 9, 2011 is \$5,460,777.00. Per SLA #4 dated August 8, 2011, a Notice to Proceed (NTP) was issued in the amount of \$ 1,614,752.90 for the tenant improvement costs included as part of the rental consideration. This SLA shall serve to modify the tenant improvement overage to \$3,826,024.10..

II. Upon the Contracting Officer's receipt of an original invoice after completion, and her inspection and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$3,826,024.10. The Government shall pay Lessor within forty five (45) days of receipt of an acceptable invoice and supporting detail.

The original invoice must be submitted directly to the GSA Finance Office at the following url:

www.finance.gsa.gov

or by mail to:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

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

LESSOR GenCap Jacksonville, LLC

SIGNATURE

NAME OF SIGNER

Stephen Sirkis

ADDRESS 6938 N. Santa Monica Blvd. Fox Point, WI 53217

IN PRESENCE OF

SIGNATURE

NAME OF SIGNER

Chelle Nennig

ADDRESS 6938 N. Santa Monica Blvd. Fox Point, WI 53217

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER Milagros Toro

OFFICIAL TITLE OF SIGNER GSA, Contracting Officer

A copy of the invoice must be provided to the Contracting Officer at the following address:

U.S. General Services Administration
ATTN: Millie (Milagros) L. Toro, Contracting Officer
Real Estate Acquisition Division (READ)
400 West Bay Street, Suite 67
Jacksonville, Florida 32202

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

III. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease.

IV. The Lessor hereby waives restoration of improvements per Section 5.17 of the SFO.

All other terms and conditions remain in full force and effect.

SES
INITIALS: _____ & _____
LESSOR CONTRACT

JLA #8

LFL 50815

2 of 2