

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 5

TO LEASE NO. GS - 04B - 50816

ADDRESS OF PREMISES

**Leroy Collins Building, 7900 Oak Lane, Miami Lakes, Florida 33016-1515**

THIS AGREEMENT, made and entered into this date by and between "The Graham Companies"

whose address is 6843 Main Street  
Miami Lakes, FL 33014-2048

hereinafter called the 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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective, November 14, 2012 as follows:

The purpose of this Lease Amendment is to establish the commencement date on the expansion space of 3,153 Rentable Square Feet (2,802 ABOASF).

The rental rate in Paragraph 3 for years 1 through 5 includes all Tenant Improvements. The Tenant Improvement Allowance (T/I) actually utilized for the expansion space lease was a total of \$93,655.84 amortized at an interest rate of 7% over five (5) years at an annual rate of \$22,253.97.

Paragraphs 1, 3, 4 of the lease shall be deleted in their entirety and replaced as follows:

"1. The Lessor hereby leases to the Government the following described premises: A total of 19,570 Rentable Square Feet (RSF) of office and related space yielding a total 17,734 ANSI/BOMA Office Area Square Feet (ABOASF) consisting of 3,153 RSF yielding 2,802 ABOASF on the first floor and 16,417 RSF yielding 14,932 ABOASF on the second floor at The Leroy Collins building, 7900 Oak Lane, Miami Lakes, Florida 33016-1515, as shown on the attached floor plan. To be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES

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 below date.

FOR THE LESSOR:

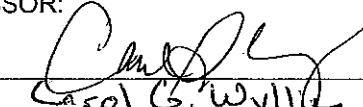
Signature:

Name:

Title:

Entity Name:

Date:

  
Carol G. Wyllie  
Exec. VP  
The Graham Companies  
1-16-13

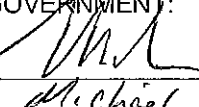
FOR THE GOVERNMENT:

Signature:

Name:

Title:

Date:

  
Michael S. Ellis  
Lease Contracting Officer  
GSA Public Buildings Service  
2/7/13

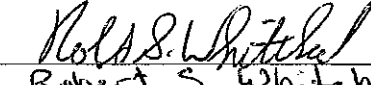
WITNESSED FOR THE LESSOR BY:

Signature

Name:

Title:

Date:

  
Robert S. Whitehead  
VP Property Mgmt  
1-16-13

ADMINISTRATION." .....

"3. The Government shall pay the Lessor annual rent for the entire term, monthly in arrears, as follows:

<u>11/14/2012 - 05/11/2016</u>				
RSF	Shell Rent	*Operating Rent	Tenant Improvements	Total Annual Rent
16,417	\$ 238,374.84	\$ 98,993.80	\$ 132,891.66	\$ 470,260.30
3,153	\$ 45,781.56	\$ 19,012.45	\$ 22,253.97	\$ 87,047.98
19,570	\$ 284,156.40	\$ 118,006.25	\$ 155,145.63	\$ 557,308.28
<u>05/12/2016 - 11/13/2017</u>				
16,417	\$ 290,745.07	\$ 98,993.80		\$ 389,738.87
3,153	\$ 55,839.63	\$ 19,012.45	\$ 22,253.97	\$ 97,106.05
19,570	\$ 346,584.70	\$ 118,006.25	\$ 22,253.97	\$ 486,844.92
<u>11/14/2017 - 05/11/2021</u>				
16,417	\$ 290,745.07	\$ 98,993.80		\$ 389,738.87
3,153	\$ 55,839.63	\$ 19,012.45	\$ -	\$ 74,852.08
19,570	\$ 346,584.70	\$ 118,006.25	\$ -	\$ 464,590.95
* As adjusted eff 5/12/12.				

"4. The Government may terminate Suite 200 of this Lease, in whole or in part, at any time after May 12, 2016 by giving the Lessor at least sixty (60) days notice in writing. The Government may terminate Suite 100 of this Lease, in whole or in part, at any time after November 13, 2017, by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of the termination. Said notice shall be computed commencing with the day after the day of mailing."

INITIALS:



LESSOR

&amp;



GOV'T

Lease Amendment Form 07/12