

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE

7/1/10

TO LEASE NO.

GS-04B- 50829

MT
BS

ADDRESS OF PREMISES 1515 North Federal Highway, Boca Raton, Florida, 33432-1911

THIS AGREEMENT, made and entered into this date by and between **Atrium Financial Center, Ltd.**

whose address is 1515 North Federal Highway
Boca Raton, FL 33432-1911

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 May 15, 2010, as follows:

1. Paragraph 1 of Lease GS-04B- 50829 is hereby deleted in its entirety and replaced with the following:

The Lessor hereby leases to the Government the following described premises:

A total of 7,500 rentable (6,410 ANSI/BOMA office area) square feet of office and related space and located in the Atrium Financial Center, 1515 North Federal Highway, City of Boca Raton, County of Palm Beach, State of Florida, 33432-1911, to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

2. Paragraph 3 of Lease GS-04B- 50829 is hereby deleted in its entirety and replaced with the following:

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

TERM	ANNUAL RENT	RATE Per RSF ¹	SHELL Per RSF	OPERATING EXPENSE Per RSF ²	TENANT IMPROVEMENT Per RSF	BUILD SECURITY Per RSF
1/01/2011⁴ - 2/31/2015						
Years 1-5	\$292,188.62	\$38.96	\$25.17	\$5.33	\$8.46	\$0.00
1/01/2015 - 12/31/2020						
Years 6-10	\$262,050.00	\$34.94	\$29.61	\$5.33		

Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rent by the rentable square footage set forth in paragraph 1 above.

Note 2. The rate per rentable square foot does not include CPI escalations.

Note 3. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Atrium Financial Center, Ltd.
1515 North Federal Hwy Ste. 306
Boca Raton, FL 33432-1911

Note 4. Commencement Date will be the date of Substantial Completion as determined by the Government or 1/1/2011 as stated above, whichever date is earlier.

Initials Zuraf & MT
LESSOR GOVT

3. Paragraph 7 of Lease GS-04B-50829 is hereby deleted in its entirety and replaced with the following:

In accordance with the SOLICITATION FOR OFFERS 6FL0385, Paragraph 2.6 Broker Commission and Commission Credit (Nov 2006), the amount of [REDACTED] for the broker's fee is established. The amount of [REDACTED] which is [REDACTED] of the [REDACTED] will be deducted from the shell portion of the rent until it has been refunded to the Government. This calculates to a rental reduction of [REDACTED] (rounded) per month for one (1) month from the effective date of the lease. The broker's fee will remain constant regardless of the measurement of space and/or change orders unless there is a substantive change to the contract necessitating revision of the subject commission. The [REDACTED] balance which equates to [REDACTED] is to be paid to the broker.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. 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 of \$24,349.05 (of which \$15,732.32 is shell rent) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

4. Paragraph 9 of Lease GS-04B-50829 is hereby deleted in its entirety and replaced with the following:

In accordance with SOLICITATION FOR OFFERS 6FL0385, Paragraph 4.2 (Tax Adjustment), the percentage of Government occupancy is established as 7.02% (Based on Government occupancy of 7,500 rentable square feet and total building area of 106,899 rentable square feet).

5. Paragraph 10 of Lease GS-04B-50829 is hereby deleted in its entirety and replaced with the following:

In accordance with the SOLICITATION FOR OFFERS 6FL0385, Paragraph 4.3 (Operating Costs), are established as \$5.33 per rentable square foot (rounded) (\$6.24 per BOMA office area square foot) (rounded). The annual operating costs are \$39,963.27.

LESSOR **Atrium Financial Center, Ltd.**

Mark A. Gensheimer

President

Atrium Financial Center, Inc.

BY

General Partner

Atrium Financial Center, Ltd. (Signature)

IN PRESENCE OF

(Signature of Witness)

Printed Name of Witness:

Bruce Sirof

(Signature)

1515 N. Federal Hwy Ste 306

Boca Raton, FL 33432

(Address of Witness)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

(Signature)

Contracting Officer

(Official Title)