

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE

5/17/10

TO LEASE NO.
GS-04B-59821

ADDRESS OF PREMISES **Central Park, 3728 Phillips Hwy, Jacksonville, Florida, 32207-6880**

THIS AGREEMENT, made and entered into this date by and between **CD 119 Central Park, LLC c/o Taurus Southern Investments, LLC**

whose address is **610 N. Wymore Road, Suite 200
Maitland, Florida 32751-4216**

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 1, 2010, as follows:

1. In accordance with Paragraph 2 of Lease GS-04B-59821 the Commence Date is established as May 1, 2010 and the Termination Date is established as April 30, 2020.

2. Paragraph 3 of Lease GS-04B-59821 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: See Page 3. Paragraph 9.

<u>TERM</u>	<u>Annual Total Rent</u>	<u>Rate per RSF</u>	<u>Annual Shell Rent</u>	<u>Annual Operating Expenses</u>
5/01/2010 – 4/30/2015				
Years 1 – 5	\$94,984.42	\$17.57	\$62,721.20	\$32,263.22
5/01/2015 – 4/30/2020				
Year 6 – 10	\$99,850.72	\$18.47	\$67,587.50	\$32,263.22

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 shall be made payable to:

CD 119 Central Park, LLC c/o Taurus Southern Investments, LLC
610 N. Wymore Road, Suite 200
Maitland, Florida 32751

3. Paragraph 4 of Lease GS-04B-59821 is hereby deleted in its entirety and replaced with the following:

The Government may terminate this lease, in whole or in part, at any time on or after 4/30/2015, by giving the Lessor at least ninety (90) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing.

Initials _____ & _____
LESSOR GOVT

4. Paragraph 7 of Lease GS-04B-59821 is hereby deleted in its entirety and replaced with the following:

In accordance with the SOLICITATION FOR OFFERS 8FL2309, Paragraph 2.4 Broker Commission and Commission Credit (Nov 2006), the amount of [REDACTED] for the broker's fee is established. The amount of [REDACTED] (rounded) 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 two (2) months from the effective date of the lease ([REDACTED]). 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 \$7,915.36 (of which \$5,226.77 is shell) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment of \$7,915.36 (of which \$5,226.77 is shell) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

5. Paragraph 13 of Lease GS-04B-59821 is hereby deleted in its entirety.

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 **CD 119 Central Park, LLC c/o Taurus Southern Investments, LLC**

BY

(Signature)

Manager
(Title)

IN PRESENCE OF

Allen H. Pearce
(Signature of Witness)

610 N. Wyndere Rd, Maitland, FL
(Address of Witness)

32751

Printed Name of Witness:

Allen H. Pearce

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY

(Signature)

Contracting Officer

(Official Title)