

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
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ADDRESS OF PREMISES

5850 T. G. Lee Blvd, Suite 610, Orlando, Florida 32822-4411

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

Whose address is 1515 N Federal Hwy, Suite 306

Boca Raton, Florida 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 to provide for the expansion space (suite 150) detailed in SLA 3.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended effective February 28, 2011 as follows:

The purpose of this Supplemental Lease Agreement (SLA) is to establish the effective date and commence rent for the expansion space (795 RSF, 685 ABOASF), at 5850 T.G. Lee Blvd, Suite 150, for a period beginning on March 1, 2011 and ending on March 31, 2015. The new total square footage for the lease shall be 17,859 RSF (15,390 ABOASF).

Paragraph No. 1 as set forth in the Standard Form 2 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

"1. The Lessor hereby leases to the Government the following described premises:

A total of 17,859 rentable square feet (rsf) of office and related space consisting of 11,834 RSF/ 10,198 ABOASF on the 6th floor (Suite 610), 1,345 RSF/1,159 ABOASF on the 4th floor (Suite 440), and 3,885 RSF/3,348 ABOASF on the 3rd floor (Suite 320) and 795 RSF/685 ABOASF on the 1st floor (Suite 150) located at 5850 T.G. Lee Boulevard, Orlando, Orange County, Florida 33432-1911. The parking-to-square foot ratio available on site shall at least meet current local code requirements, or in the absence of a local code requirement on site parking shall be

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

LESSOR: **Citadel I Limited Partnership**

SIGNATURE

NAME OF SIGNER

Mark A. Gensheimer, President
Citadel I Incorporated, General Partner
Citadel I Limited Partnership

ADDRESS

1515 N. Federal Hwy., Ste. 306, Boca Raton, FL 33432

IN PRESENCE OF

SIGNATURE

NAME OF SIGNER

Susan E. Nichols

ADDRESS

1515 N. Federal Hwy., Ste. 306, Boca Raton, FL 33432

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER

Michael S. Ellis

OFFICIAL TITLE OF SIGNER

Contracting Officer

available at a ratio of one space for every 300 rentable square feet of Government -demised area. Additionally, the Lessor shall provide two reserved parking spaces. There is no additional charge to the Government for parking."

Paragraph No. 3 as set forth in the Standard Form 2 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

03/01/2011 - 03/31/2013								
<u>RSF</u>	<u>Base Rent</u>	<u>PSF</u>	<u>*Operating Rent</u>	<u>PSF</u>	<u>Tenant Improvements</u>	<u>PSF</u>	<u>Total Annual Rent</u>	
11,834	\$ 169,226.20	\$ 14.30	\$ 82,838.00	\$ 7.00	\$ 32,780.18	\$ 2.77	\$ 284,844.38	
1,345	\$ 19,233.50	\$ 14.30	\$ 9,415.00	\$ 7.00	\$ 3,670.47	\$ 2.73	\$ 32,318.97	
795	\$ 11,368.50	\$ 14.30	\$ 5,565.00	\$ 7.00	\$ -	\$ -	\$ 16,933.50	
3,885	\$ 55,555.50	\$ 14.30	\$ 27,195.00	\$ 7.00	\$ -	\$ -	\$ 82,750.50	
17,859	\$ 255,383.70	\$14.30	\$ 125,013.00	\$ 7.00	\$ 36,450.65	\$ 2.04	\$ 416,847.35	

STEP RENT:

04/01/2013 - 03/31/2015								
11,834	\$ 212,893.66	\$ 17.99	\$ 82,838.00	\$ 7.00	\$ -	\$ -	\$ 295,731.66	
1,345	\$ 24,196.55	\$ 17.99	\$ 9,415.00	\$ 7.00	\$ -	\$ -	\$ 33,611.55	
795	\$ 14,302.05	\$ 17.99	\$ 5,565.00	\$ 7.00	\$ -	\$ -	\$ 19,867.05	
3,885	\$ 69,891.15	\$ 17.99	\$ 27,195.00	\$ 7.00	\$ -	\$ -	\$ 97,086.15	
17,859	\$ 321,283.41	\$17.99	\$ 125,013.00	\$ 7.00	\$ -	\$ -	\$ 446,296.41	

** Operating rent subject to CPI adjustments*



The base cost of services for escalation purposes is hereby reestablished at \$125,013.00 (based on an unchanged \$7.00/rsf)".

Paragraph No. 17 as set forth in the Standard Form 2 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

"17. In accordance with Paragraph 4.2 (Tax Adjustment), the percentage of Government occupancy is established at 13.07%. (Based on 17,859 rsf and a total building area of 136,625 rsf)."

The Government shall accept Suite 150 in as-is condition. The Government reserves the right to make alterations to this suite to accommodate the canine unit (per the terms and conditions detailed in SLA 3) at any time during the lease term, and said alterations will be at the Government's expense.

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

INITIALS:  & 
LESSOR & GOV'T