

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
01	LFL61807	August 18, 2011	1 of 2

ADDRESS OF PREMISES

8659 Bay Pine Road, Jacksonville, Florida 32256-7577

THIS AGREEMENT, made and entered into this date by and between Deerwood Investors, LLC. c/o Richard Ellis Inc.

Whose address is: 8651 Bay Pine Road, Suite 115
Jacksonville, Florida 32256-7577

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 establish the date of beneficial occupancy of the Government leased space and order tenant improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective August 2, 2011 as follows:

I. Part II Offer, Section B "Term", is hereby deleted in its entirety and the following is inserted in lieu thereof:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term beginning August 31, 2011 through August 30, 2021. The Government may terminate this lease, in whole or in part, at any time on or after the five (5) year firm term, by giving at least 60 days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

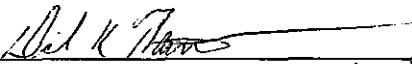
II. Via correspondence on July 7, 2011, the Government issued a Notice to Proceed for Tenant Improvements in the amount of \$80,874.88. In accordance with Attachment B "Tenant Improvements", the payment of these Tenant Improvement costs shall be broken down as follows:

Amortized cost of tenant improvements: \$ 80,874.88


The tenant improvement cost shall be \$80,874.88(\$16.97/PUSF) amortized over 60 months at 7.0% payable monthly at the rate of \$1,601.42 or \$19,217.03 annually (\$3.63 prsf)."

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


LESSOR

SIGNATURE 	NAME OF SIGNER DAVID K BARAKAT, U.S.
ADDRESS 770 Township Line Road, Suite 150 Yardley, PA 19067	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Peter Shutz
ADDRESS 770 Township Line Road, Suite 150 Yardley, PA 19067	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Ken Idle
	OFFICIAL TITLE OF SIGNER Contracting Officer

III. Attachment J, Rental Rate Schedule, of this lease is hereby deleted and the following is inserted in lieu thereof:

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

Years 1-10 (dollar figures below are annual figures unless otherwise noted):

Year	Shell Rental	TI	Op Cost (in lease*);	Annual	Parking	Total /rsf	Monthly
1	\$47,292.60	\$19,217.03	\$38,669.90	\$105,179.53	\$0	\$19.88	\$8,764.96
2	\$47,292.60	\$19,217.03	\$38,669.90	\$105,179.53	\$0	\$19.88	\$8,764.96
3	\$47,292.60	\$19,217.03	\$38,669.90	\$105,179.53	\$0	\$19.88	\$8,764.96
4	\$47,292.60	\$19,217.03	\$38,669.90	\$105,179.53	\$0	\$19.88	\$8,764.96
5	\$47,292.60	\$19,217.03	\$38,669.90	\$105,179.53	\$0	\$19.88	\$8,764.96
6	\$47,292.60		\$38,669.90	\$85,962.50	\$0	\$16.25	\$7,163.54
7	\$47,292.60		\$38,669.90	\$85,962.50	\$0	\$16.25	\$7,163.54
8	\$47,292.60		\$38,669.90	\$85,962.50	\$0	\$16.25	\$7,163.54
9	\$47,292.60		\$38,669.90	\$85,962.50	\$0	\$16.25	\$7,163.54
10	\$47,292.60		\$38,669.90	\$85,962.50	\$0	\$16.25	\$7,163.54

*The operating rent is subject to annual CPI escalations. Base cost of services is established at \$7.31/RSF

**For administrative purposes, the common area factor is established at 1.00 (5,290RSF/4,764USF)

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

INITIALS:

LESSOR

&

GOV'T