

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 6
LEASE AMENDMENT	TO LEASE NO. GS-04B-61816
ADDRESS OF PREMISES 933 EAST SILVER SPRINGS BOULEVARD OCALA, FLORIDA 34470-6707	PDN Number:

THIS AMENDMENT is made and entered into between RUTHERFORD & STRICKLAND OCALA, LLC.

whose address is:

362 SW Atwater Way
Madison, FL 32340-0191

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 increase the square footage.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective July 15, 2013 as follows:

The purpose of this supplemental lease agreement is to accept and commence the expansion to the leased premises (Block B) of 2,971 rentable square feet (2,745 ANSI/BOMA office area square feet), at 933 East Silver Springs Boulevard, for a period beginning on July 15, 2013 and ending on August 14, 2022. The new total square footage for the lease shall be 19,207 RSF (18,918 ANSI/BOMA office area square feet).

Paragraph No. 1 of the lease is hereby deleted and replaced as follows:

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

"A total of 19,207 RSF (18,918 ANSI/BOMA office area square feet) consisting of Block A with a total of 16,236 RSF (16,173 ANSI/BOMA office area square feet and "Block B with a total of 2,971 RSF (2,745 ANSI/BOMA office area square feet), in the building located at 933 East Silver Springs Boulevard, Ocala, Florida, to be used for such purposes as determined by the General Services Administration."

Paragraph No. 3 of the lease is hereby deleted and replaced as follows:

This Lease Amendment contains 2 pages.

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: Wilbur C. Rutherford Jr.
Name: Wilbur C. Rutherford Jr.
Title: Managing Member
Entity Name: Rutherford Strickland Ocala LLC
Date: 7/19/13

FOR THE GOVERNMENT:

Signature: Michael Ellis
Name: Michael Ellis
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 8/13/13

WITNESSED FOR THE LESSOR BY:

Signature: Ray Griffin
Name: RAY GRIFFIN
Title: VP
Date: 7/19/13

"3. Rent is established as follows: See Exhibit A

Paragraph No. 9 of the lease is hereby deleted and replaced as follows:

"9. The premises described in Paragraph 1 of this SF-2 shall contain a total of 18,918 ANSI/BOMA office area square feet consisting of (16,173 ANSI/BOMA office area square feet (Block A) and 2,745 ANSI/BOMA office area square feet(Block B).

Paragraph No. 12 of the lease is hereby deleted and replaced as follows:

"12. The percentage of Government occupancy is established at 100.00%. (Based on Government occupancy of 19,207 RSF and total building area of 19,207 RSF). The percentage of occupancy is subject to revision based on actual measurement of Government occupied space at the time of final inspection.

Paragraph No. 13 of the lease is hereby deleted and replaced as follows:

"13. The Base Cost of Services for escalation purposes is hereby reestablished at \$96,611.21 which is based on an unchanged 5.03 per RSF."

Paragraph No. 14 of the lease is hereby deleted and replaced as follows:

"14. The common area factor (CAF) is established as 1.015276 based on 19,207 RSF and 18,918 ABOASF."

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

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INITIALS:

WGR
LESSOR

&

GOVT

GOVT