

# SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 8

TO LEASE NO. GS-04B-61860

DATE

2/16/12

PAGE

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ADDRESS OF PREMISES: 2765 Business Park Drive, Melbourne, FL 32940-7102

**THIS AGREEMENT**, made and entered into this date by and between Miramar Investments, LLC

whose address is 12002 Miramar Parkway  
Miramar, FL 33025-7000

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease contract as indicated below.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective February 9, 2012, as follows:

The rent table established in Supplemental Lease Agreement 6 dated 1/23/2012 is hereby deleted in its entirety and replaced with the following:

TERM	ANNUAL TOTAL RENT	RATE Per RSF	ANNUAL SHELL RENT	ANNUAL OPERATING RENT	ANNUAL TENANT IMPROVEMENT
9/1/2011 - 2/29/2012	\$921,326.72	\$16.45 (rounded)	\$739,206.72	\$182,120.00	\$0
3/1/2012 - 8/31/2021	\$1,123,188.46	\$20.06 (rounded)	\$739,206.72	\$182,120.00	\$201,861.74
9/1/2021 - 8/31/2026	\$1,157,091.60	\$20.66 (rounded)	\$974,971.60	\$182,120.00	\$0

The rent table above notwithstanding, in accordance with Paragraph 7 of the Standard Form 2, the rent for the first four (4) months of the Lease term shall be \$34,640.60.

In accordance with Solicitation for Offers 9FL2277, Paragraph 3.3, the amount of T/I utilized to construct the Premises established in Supplemental Lease Agreement 7 dated 1/23/2012 was \$1,383,114.32. This amount has been amortized over the remaining non-cancellable term of the lease as of 3/1/2012 (114 months) at a rate of 7.25% and has been added to the Annual Total Rent for that time period in the rent table above.

The final square footage is hereby established as 56,004 RSF (55,496 ABOASF) and Lessor is providing 135 parking spaces in accordance with Paragraph 5.D. of the Standard Form 2.

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

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

LESSOR

SIGNATURE

*David Howell*

NAME OF SIGNER

David Howell

ADDRESS

12002 Miramar Parkway Miramar, FL 33025

IN PRESENCE OF

SIGNATURE

*Andres Balbosa*

NAME OF SIGNER

Andres Balbosa

ADDRESS

12002 Miramar Parkway Miramar FL 33025

UNITED STATES OF AMERICA

SIGNATURE

*Glynda Grieve*

NAME OF SIGNER

Glynda Grieve

OFFICIAL TITLE OF SIGNER

Contracting Officer