

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-04B-61948	DATE 11/10/2013	PAGE 1 of 3
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ADDRESS OF PREMISES

1951 SW 18th Court, Ocala, Florida 34471-7858**THIS AGREEMENT**, made and entered into this date by and between **OCFBI, LLC**

whose address is: **221 Circle Dr.
Maitland, FL 32751-6456**

Hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the **Government**:
WHEREAS, the parties hereto agree to supplement the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective **January 3, 2013** as follows:

Paragraph 1 of the Lease is hereby deleted in its entirety and replaced to read as follows:

1.) A total of 6,000 rentable square feet (RSF) of office and related space, which yields 5,100 ANSI/BOMA. Office Area square feet (USF) of space located at **1951 SW 18th Court, Ocala, Florida 34471-7858** (The Premises), to be used for such purposes as determined by the General Services Administration. Included in the rental consideration at no additional cost to the Government are Twenty Three (23) surface parking spaces. The entire parking lot has lighting throughout.

Paragraph 2 of the Lease is hereby deleted in its entirety and replaced to read as follows:

To have and to hold the said premises with their appurtenances for the term Beginning on January 1, 2013 and continuing for fifteen (15) years, ten (10) years firm, subject to termination and renewal rights as may be hereinafter set forth. The commencement date of the rental shall be January 1, 2013 and shall expire on December 31, 2027.

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

LESSOR

SIGNATURE

NAME OF SIGNER

TRACY S. FORREST

ADDRESS

221 CIRCLE DRIVE, MAITLAND, FL 32751

IN PRESENCE OF

SIGNATURE

NAME OF SIGNER

SHARON L. RADLEY

ADDRESS

221 CIRCLE DRIVE, MAITLAND, FL 32751

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER

Glynda Grieve

OFFICIAL TITLE OF SIGNER

Contracting Officer

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Paragraph 9 of the Lease is hereby deleted in its entirety and replaced to read as follows:

9.) The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

Year	Annual Shell Rate	Annual Base Cost of Service	Annual Amortized Tenant Improvement Allowance	Annual Amortized BSSR	Total Annual Rent	Total Monthly Rent
1-10	\$104,640.00	\$54,700.00	\$24,191.66	\$10,657.97	\$194,189.63	\$16,182.47
10-15	\$154,920.00	\$54,700.00	0	0	209,620.00	\$17,468.33

Paragraph 10 of the Lease is hereby deleted in its entirety and replaced to read as follows:

10.) Rent shall be adjusted in accordance with the provisions of the Solicitation For Offers (SFO) and General Clauses. Rent for a lessor period shall be prorated. Rent shall be made payable to;

OCFBI, LLC
 221 Circle Dr.
 MAITLAND, FL 32751-6456

Paragraph 11 of the Lease is hereby deleted in its entirety and replaced to read as follows:

11.) The Government may terminate this lease in whole or in part at any time on or after December 31, 2022 by giving at least 120 days prior 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.

The second instances of Paragraph 13 and 14 of the Lease are hereby deleted in its entirety and replaced as Paragraph 20 to read as follows:

20.) In accordance with the (Lease GS-04B-61948) and SFO 2.3A *Broker Commission and Commission Credit*, AmeriVet Real Estate Services Inc. ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and AmeriVet Real Estate Services Inc. have agreed to a cooperating lease commission of [REDACTED] of the aggregate lease value of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's Occupancy of the premises leased pursuant to the Lease or the commencement date of the lease.

Due to the Commission Credit described in Paragraph 2.3B. *Broker Commission and Commission Credit*, only [REDACTED] which is [REDACTED] of the Commission, will be payable to AmeriVet Real Estate Services Inc. when the lease is awarded. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the shell rental portion of the annual rental payments due and owing. The rental amount payable 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 until the credit has been fully recaptured.

The First Full month's rental payment of \$16,182.47 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted first month's rent).

INITIALS:

LESSOR

GOV'T

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Paragraph 20 Continued;

The Second month's rental payment of \$16,182.47 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted second month's rent).

The Third month's rental payment of \$16,182.47 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted third month's rent).

The Fourth month's rental payment of \$16,182.47 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted fourth month's rent).

Pursuant to Paragraphs 14 and 15 of the Lease:

Change order #1 was approved for the amount of \$5,144.00. The therefore the cost of tenant improvements increased from \$415,634.04 to \$420,778.04 (\$415,634.04 + \$5,144.00 = \$420,778.04).

The Lessor will be paid upon completion, inspection and acceptance of the Scope of Work by the Government. Payment is predicated on receipt of this signed SLA and the Lessor's submission of an invoice upon completion and acceptance. **\$181,585.50** will be amortized in the rent per paragraph (14) of the SF2. **\$80,000.00** will be amortized in the rent per paragraph (15) of the SF2. The difference of **\$159,192.54** (\$420,778.04 - \$181,585.50 - \$80,000.00 = \$159,192.54) will be paid via lump sum.

The Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. Invoices shall reference number **PS0024235** and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>

Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408. If the Lessor is unable to process this invoice electronically, and invoice may be mailed to:

GSA, Greater Finance Center
FAS and PBS Payment Division (7BCP)
P O Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer's representative at the following address:

Glynda M. Grieve
U.S. GENERAL SERVICES ADMINISTRATION
LEASING DIVISION
7771 W. OAKLAND PARK BLVD. SUITE 119
SUNRISE, FL 33351

The Lessor Herby Waives restoration

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 the 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.

INITIALS:

LESSOR

GOV'T