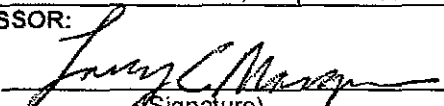
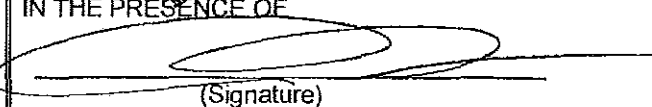
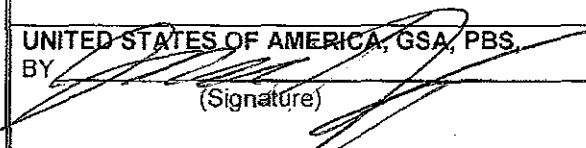


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT 1	DATE <div style="font-size: 1.5em; font-family: cursive;">9/28/12</div>
TO LEASE NO. GS-04B-61984		
ADDRESS OF PREMISE ComPark 75 Building One, 4446 Pet Lane, Units 105-108, Lutz, FL 33599		
<p>THIS AGREEMENT, made and entered into this date by and between HR Pasco, LLP</p> <p>whose address is 1101 East Fletcher Ave, Tampa, FL 33612-3666</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to start rent</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, Effective, September 10, 2012, as follows:</p> <p>A. Page 1 of GSA Form L201C is hereby amended as follows:</p> <p>...To have and to hold the said premises with their appurtenances for the term beginning September 10, 2012 through September 9, 2022.</p> <p>B. Paragraph 1.05 of page 5 of GSA Form L201C, TERMINATION RIGHT is hereby deleted in its entirety and replaced with the following:</p> <p>"The Government may terminate this Lease, in whole or in part, at any time effective after September 9, 2017 by providing not less than 180 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination."</p> <p>This Supplemental Lease Agreement contains two (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 above date.</p>		
<p>LESSOR:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>BY  (Signature)</p> <p>IN THE PRESENCE OF  (Signature)</p> </div> <div style="width: 50%;"> <p>PRESIDENT OF LCM MANAGEMENT II, INC. CP. OF LCM INTERIORS II, MARITIME PARTNER (Title)</p> <p>1101 EAST FLETCHER AVE TAMPA, FL 33612 (Address)</p> </div> </div>		
<p>UNITED STATES OF AMERICA, GSA, PBS,</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>BY  (Signature)</p> </div> <div style="width: 50%;"> <p>Contracting Officer (Official Title)</p> </div> </div>		

SUPPLEMENTAL LEASE AGREEMENT

No. 1

Page 2 of 2

TO LEASE NO.

GS-04B-61984

C. Paragraph 1.03 of page 4 of GSA Form L201C, RENT AND OTHER CONSIDERATION is hereby amended as follows:

"A. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	9/10/12-9/9/2017		9/10/17-9/9/2022	
	Annual Rent	Annual Rate/RSF	Annual Rent	Annual Rate/RSF
Shell Rental Rate	\$320,073.00	\$15.24	\$392,943.00	\$18.71
Tenant Improvements Rental Rate*	\$140,193.48	\$6.68	\$0.00	\$0.00
Operating Costs***	\$124,798.00	\$5.94	\$124,798.00	\$5.94
Building Specific Security Costs**	\$1,077.90	\$0.05	\$0.00	\$0.00
Full Service Rate	\$586,142.38	\$27.91	\$517,741.00	\$24.65

*The Tenant Improvements Allowance and BSSC is amortized at a rate of 7.17 percent per annum for 5 years.

**Total BSSC costs being amortized into the lease are [REDACTED] for the [REDACTED] only.

***Operating costs as escalated

D. Paragraph 1.09 page 6 of L201C states that "The Government shall have the right to make lump sum payments for any or all work covered by the tenant improvement allowance." The parties agree that only \$812,791.00 of the allowance has been spent on tenant improvements, and of that only \$587,621.05 will be amortized into the lease for 5 years at 7.17% per annum. The balance, \$225,169.95 will be paid with a lump sum upon acceptance of the improvements.

For payment of the lump sum, a properly executed invoice, including the PDN Number PS0024249 shall be submitted to GSA Finance Greater Southwest Region (7BC), P.O. Box 17181, Fort Worth Texas 76102-0181, with a copy to the Contracting Officer at the General Services Administration, 7771 W Oakland Park Blvd, Sunrise FL 33351, Attn: James Thompson. A proper invoice will reference the Lease Number, the Supplemental Lease Agreement Number, the amount billed, the work completed and the PDN Number. A copy must be submitted to both GSA Finance, in Fort Worth Texas and to the Contracting Officer.

E. Paragraph 1.15 24-HOUR REQUIREMENT is hereby deleted in its entirety and replaced with the following:

The Hourly Overtime HVAC rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at an annual rate of \$ 8.61 per ABOA sq. ft. of the area receiving the 24-hour HVAC.

Initials:

Lessor

&

Gov't