

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-04B-62053	DATE 12/11/12	PAGE 1 of 2
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ADDRESS OF PREMISES

██████████ Building, 1050 Lee Wagener Blvd, Fort Lauderdale, FL 33315-3500

THIS AGREEMENT, made and entered into this date by and between Sheltair Aviation Center, LLC

Whose address is 1100 Lee Wagener Blvd, Suite 107
Fort Lauderdale, FL 33315-3570

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 provide for an increase in square footage.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended effective November 21, 2012 as follows:

The purpose of this supplemental lease agreement is to provide for an expansion to the leased premises of 1,047 rentable square feet (876 ANSI/BOMA office area square feet) in Suite 104 at 1050 Lee Wagener Blvd for a period beginning November 21, 2012 and ending on April 13, 2022. The new total square footage for the lease shall be 16,594 RSF (13,877 ANSI/BOMA office area square feet) the total of parking spaces shall remain at 67 surface parking spaces.

Upon commencement of the expansion space by GSA, the following clauses are hereby amended or replaced:

Paragraph 1.01 as set forth in the GSA Lease Form L201C (January 2012) and all subsequent Supplemental Lease Agreements is hereby amended as follows:

"1.01 THE PREMISES (AUG 2011)
The Premises are described as follows:

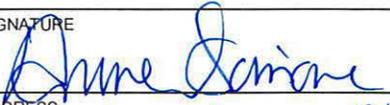
Office and Related Space: 16,594 rentable square feet (RSF), yielding 13,877 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space based upon a common area factor of 1.195831 percent, located on

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

LESSOR:

SIGNATURE 	NAME OF SIGNER Iris Smith, Director of Properties
ADDRESS 1100 Lee Wagener Blvd, #107 Fort Lauderdale FL 33315	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Anne Simone, Leasing Administrator
ADDRESS 1100 Lee Wagener Blvd, #107 Fort Lauderdale FL 33315	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER James Thompson
	OFFICIAL TITLE OF SIGNER Contracting officer

the 1st and 3rd floor(s) and known as Suite(s) 104, 301, 302, 303, and 304, of the Building as depicted on the floor plan(s) attached hereto as Exhibit A.”

Paragraph 1.03 as set forth in the GSA Lease Form L201C (January 2012) and all subsequent Supplemental Lease Agreements is hereby amended as follows:

“1.03 RENT AND OTHER CONSIDERATIONS (AUG 2011)

- A. The Government shall pay the Lessor annual rent, payable in monthly installments, in arrears, at the following rates: Please refer to Exhibit C: Rental Rate Schedule (November 21, 2012 – April 13, 2022)
- B. Rent is subject to adjustment based upon a physical mutual measurement of the Space upon acceptance, not to exceed 13, 877 ABOA SF based upon the methodology outlined under the “Payment” clause of GSA Form 3517.

Paragraph 1.07 as set forth in the GSA Lease Form L201C (January 2012) and all subsequent Supplemental Lease Agreements is hereby amended as follows:

“1.07 DOCUMENTS INCORPORATED BY REFERENCE (SEPT 2011)

The following documents are incorporated by reference, as though fully set forth herein:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN (S)	2	A
PARKING PLAN(S)	1	B
RENTAL RATE SCHEDULE	2	C
SECURITY REQUIREMENTS	3	D
GSA FORM 3517B GENERAL CLAUSES	48	E
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	4	F

Attachments:

- (1) Exhibit A: Floor Plan(s)
- (2) Exhibit B: Parking Plan(s)
- (3) Exhibit C: Rental Rate Schedule (November 21, 2012 – April 13, 2022)

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

INITIALS:  & 
LESSOR & GOVT