

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. <b>GS-04P-LFL00216</b> <b>F/K/A GS-04P-LFL00218</b>
ADDRESS OF PREMISES <b>11100 SW 211 Street, Miami, FL 33189-2806</b>	PDN Number:

**THIS AGREEMENT**, made and entered into this date by and between **211 Street LLC**

whose address is: **100 NE 15<sup>th</sup> Street, Suite 201, Homestead, FL 33030-4578**

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

1. Lease Number GS-04P-LFL00218 is hereby changed to Lease number GS-04P-LFL00216 as an administrative change the lease. All other provisions of Lease Number GS-04P-LFL00218 remain in effect and all future actions on this lease shall be made referencing Lease Number GS-04P-LFL00216.

2. WHEREAS, the parties executed Lease Agreement GS-04P-LFL00218 on 12/21/2016 for 19,474 rentable square feet (RSF), yielding 18,546 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space. Building incorporating rent as follows:

	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$445,175.64	\$523,071.64
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$0.00	\$0.00
OPERATING COSTS <sup>3</sup>	\$182,600.00	\$182,600.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$0.00	\$0.00
PARKING <sup>5</sup>	\$0.00	\$0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$627,775.64</b>	<b>\$705,671.64</b>

<sup>1</sup>Shell rent calculation:

\$22.860000 per RSF multiplied by 19,474 RSF

\$26.860000 per RSF multiplied by 19,474 RSF

<sup>2</sup>Upon completion, inspection, and final acceptance of space, Tenant Improvements of \$771,513.60 shall be amortized at a rate of six (6%) percent per annum over the number of whole months remaining before the Firm Term Expiration on February 11, 2022.

<sup>3</sup>Operating Costs rent calculation: \$9.376605 per RSF multiplied by 19,474 RSF

<sup>4</sup>Building Specific Amortized Capital (BSAC) were accepted as-is.

WHEREAS, the parties agree that the Government is in the process of reassessing requirements for the Tenant Improvement (TI) but the parties wish to initiate building shell and operating costs provisions of Lease Agreement GS-04P-LFL00218 until such time as build-out of TI is completed and accepted by the Government;

This Lease Amendment contains 2 page.

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:

Name:

Title:

ADAM BASS  
OWNER / MANAGER  
211 STREET LLC  
2/1/2017

James F. Thompson  
Lease Contracting Officer  
GSA, Public Buildings Service  
2/6/17

WITNESSED FOR THE LESSOR BY:

Signature:

Name:

Title:

Date:

Alex Bass  
Witness  
2/1/2017

**WHEREAS**, the parties hereto desire to amend the above Lease to Issue the Interim Notice of Lease Commencement of Shell Rent and Operating Cost beginning **February 12, 2017** as follows:

Beginning **February 12, 2017**, Government shall pay Lessor a monthly lease payment in the amount of **\$52,314.64** comprised of annual Shell Rent of **\$445,175.64** (**\$22.860000** per RSF multiplied by **19,474** RSF) plus annual Operating Cost of **\$182,600.00** (**\$9.376605** per RSF multiplied by **19,474** RSF). Said Interim Rent shall be in effect until such time as TI costs are accepted, NTP is issued, Tenant Improvements are constructed, and premises is accepted by Government at which time rent shall be adjusted according to the provisions of the Lease incorporating the additional rents for TI.

All other terms and conditions of the lease shall remain in force and effect.

NITIALS:

  
LESSOR

&

  
GOVT