

<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">LEASE AMENDMENT</p>	<p align="center">LEASE AMENDMENT No. 2</p>
<p>Address of Premises: The Commonwealth Financial Center 12730 New Brittany Boulevard Fort Myers, FL 33907-4681</p>	<p align="center">TO LEASE NO. GS-04P-LFL60438</p> <p align="center">PDN Number:</p>

THIS AMENDMENT is made and entered into between

S. W. Enterprises Associates, Inc.

whose address is: 12730 New Brittany Blvd. Ste 423
Fort Myers, FL 33907-4685

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective November 1, 2017 as follow:

The purpose of this Lease Amendment is to accept and commence rental payments for the Tenant Improvement and BSAC alterations detailed in Lease Amendment No. 1.

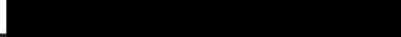
A. Paragraph 1.03 of GSA Form L100 of the Lease and all subsequent Lease Amendments is hereby amended and replaced as follows:

This Lease Amendment 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 below date.


FOR THE LESSOR:

Signature: 
Name: Gerald J. Carroll
Title: Vice President
Entity Name: S.W. Enterprises Assoc. Inc.
Date: November 9, 2017

FOR THE GOVERNMENT:

Signature: 
Name: Ketha E. Harris
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 11/9/2017

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Jennifer Franchi
Title: Administrative Assistant
Date: November 9, 2017

	FIRM TERM 11/1/2017 – 9/30/2021	NON-FIRM TERM 10/1/2021 – 9/30/2026
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$156,600.00	\$164,430.00
TENANT IMPROVEMENTS RENT ²	\$42,592.53	\$0.00
OPERATING COSTS ³	\$ 53,299.91	\$ 53,299.91
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$11,583.55	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$264,075.99	\$217,729.91

¹Shell rent calculation:

(Firm Term) \$15.00 per RSF multiplied by 10,440 RSF

(Non Firm Term) \$15.75 per RSF multiplied by 10,440 RSF

²Tenant Improvements of \$155,879.89 will be amortized at 3.50 percent per annum over 47 months.

³Operating Costs rent calculation: \$5.105355 per RSF multiplied by 10,440 RSF. Operating rent is inclusive of CPI through 2017

⁴Building Specific Amortized Capital (BSAC) of \$42,339.00 are amortized at a rate of 3.50 percent per annum over 47 months.

⁵Parking costs at the rate of \$0.00 per parking space per month (surface/outside).

- B. The Lessor hereby waives restoration as a result of all tenant improvements.
- C. All other terms and conditions of the Lease remain in full force and effect.
- D. Attachments: 1. Interior as-built drawings (1 page)
- 2. Secured Parking as-built drawings (2 pages)
- E. The remainder of this page was left blank intentionally.

INITIALS:

GC
LESSOR

&

KEA
GOVT