

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT NO. #1	DATE <i>2/5/13</i>
	TO LEASE NO. GS-04B-61859	

ADDRESS OF PREMISES 900 North 14<sup>th</sup> Street, Leesburg, FL 34748-3817

THIS AGREEMENT, made and entered into this date by and between Xenia Management Corporation

whose address is: 2340 Drew St., Ste. 300, Clearwater, FL 33765-3310

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended.

Effective November 28, 2012, Paragraph 1.01 shall be amended as follows:

Office and Related Space: 12,333 rentable square feet (RSF), yielding 10,724 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space based upon a common area factor of 15.0037 percent, located on the 1st floor(s), of the Building.

Paragraph 1.03 shall be amended as follows:

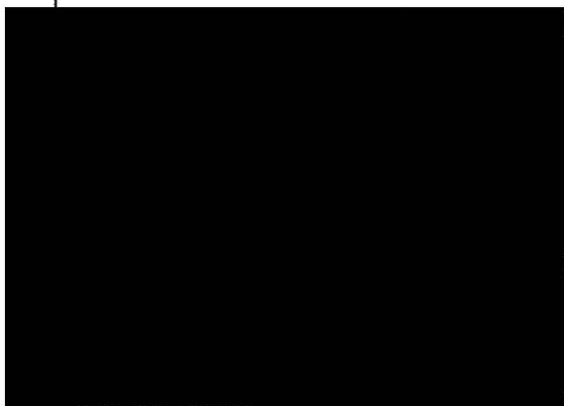
	FIRM TERM		NON FIRM TERM	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$209,414.34	\$16.98	\$209,414.34	\$16.98
TENANT IMPROVEMENTS RENT <sup>1</sup>	\$93,977.46	\$7.62 <sup>2</sup>	\$ 0.00	\$0.00 <sup>2</sup>
OPERATING COSTS	\$77,821.23	\$6.31	\$77,821.23	\$6.31
BUILDING SPECIFIC SECURITY <sup>2</sup>	\$ 0.00	\$0.00 <sup>4</sup>	\$ 0.00	\$0.00 <sup>2</sup>
<b>TOTAL ANNUAL RENT</b>	<b>\$381,213.03</b>	<b>\$30.91</b>	<b>\$287,235.57</b>	<b>\$23.29</b>

Paragraph 1.11 shall be amended as follows:

As of the lease award date, the Government's percentage of occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is 33.33 percent. This is based on the fact that the tenant agency occupies the entire first floor and includes "free space" offered to the agency. The Government agrees to pay real estate taxes on 13,434 rsf. The total building is conspired of 40,300 RSF.

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



names as of the above date.

*President*

(Title)

*2340 Drew St, Ste 300, Clearwater, FL 33765*

(Address)

VICES ADMINISTRATION

Contracting Officer

(Official Title)