

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-04B- 62193
ADDRESS OF PREMISES 1984 Lewis Turner Blvd., Ft. Walton Beach, FL 32547-1255	PDN Number:

THIS AMENDMENT is made and entered into between CARABELLY, LLC

whose address is: 154 Brooks Street, Unit 101, Ft. Walton Beach, FL 32548-5827

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

WHEREAS, the parties hereto desire to establish the lease term for the above Lease.

TO HAVE AND TO HOLD the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of 5 years firm effective February 1, 2014 through January 31, 2019 and a period of 5 years non-firm effective February 1, 2019 through January 31, 2024 which is cancellable by Government upon 90 days prior written notice.

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 to start rent, effective February 1, 2014 as follows:

-Paragraph 1.03 A "Rent and Other Consideration (AUG 2011)" is hereby deleted and replaced in its entirety as follows:

	02-01-14/01-31-19	02-01-19/01-31-24
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$58,929.97	\$78,048.00
TENANT IMPROVEMENTS RENT ²	\$ 39,150.03	\$0
OPERATING COSTS ³	\$ 24,534.00	\$ 24,534.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ -	\$-
PARKING ⁵	\$ 0	\$ 0
TOTAL ANNUAL RENT	\$122,614.00	\$102,582.00

¹Shell rent calculation:

(Firm Term) ~~\$25.106~~ (rounded to ~~\$25.14~~) per RSF multiplied by 4,884 RSF

(Non Firm Term) ~~\$2.00~~ per RSF multiplied by 4,884 RSF

²The Tenant Improvement Allowance of \$168,754.77 is amortized at a rate of 6 percent per annum over 5 years.

³Operating Costs rent calculation: ~~\$5.04~~ per RSF multiplied by 4,884 RSF. Operating rent is inclusive of CPI adjustment through 2024. Annual adjustment will be made.

⁴Building Specific Amortized Capital (BSAC) of \$0 are amortized at a rate of - percent per annum over - years

⁵Parking costs are zero.

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of the Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, their terms and conditions of this Agreement shall control and govern.

This Lease Amendment contains 1 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: Owner

Entity Name: Carabelly, LLC

Date: 6-9-2014

FOR THE GOVERNMENT:

Signature:

Name:

Title: Lease Contracting Officer

GSA, Public Buildings Service, Leasing Division

Date: 6-9-14

WITNESSED FOR THE LESSOR BY:

Signature:

Name:

Title: Administrative Assistant

Date: 6-9-14