

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 4

TO LEASE NO. GS - 04B - 62207

ADDRESS OF PREMISES

3601 SW 160TH AVE
SUITE 350
MIRAMAR, FL 33027-6308

THIS AGREEMENT, made and entered into this date by and between **Metropolitan Life Insurance Company.**

whose address is 101 E. KENNEDY BLVD
SUITE 2330
TAMPA, FL 33602-4301

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 consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective, April 1, 2013 as follows:

The term as set forth on Page 1 of GS-04B-62207 is hereby amended as follows:

"...TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on April 1, 2013 through March 31, 2023, subject to termination or renewal rights as maybe hereinafter set forth, to be used for such purposes as determined by GSA..."

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

In WITNESS WHEREOF, the parties subscribed their names as of

FOR THE LESSOR

FOR

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Entity Name: Metropolitan Life Insurance Company

GSA Public Buildings Service

Date: 6/20/13

Date: 7/3/13

WITNESSED FOR THE LESSOR BY

Signature: _____

Name: _____

Title: ASSISTANT

Date: 6/20/13

Paragraph 1.03 A. is hereby deleted and replaced as follows:

A. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	04/01/2013 - 11/30/2013		12/1/2013 - 3/31/2018		04/01/2018 - 3/31/2023	
	Annual Rent	Annual Rate/RSF ***	Annual Rent	Annual Rate/RSF ***	Annual Rent	Annual Rate/RSF ***
Shell*	\$ -		\$225,113.32	\$ 21.08	\$259,499.70	\$ 24.30
Operating *	\$ -		\$ 70,054.24	\$ 6.56	\$ 70,054.24	\$ 6.56
Tenant Improvement**	\$68,879.55	\$ 6.45	\$ 68,879.55	\$ 6.45	\$ -	\$ -
	\$68,879.55	\$ 6.45	\$364,047.11	\$ 34.09	\$329,553.94	\$ 30.86

*Free shell and operating rent concession months 1-8

** Tenant Improvement Allowance amortized at a rate of 0% per annum for 5 years

***Rounded

Paragraph 1.04 is hereby deleted and replaced as follows:

1.04 BROKER COMMISSION AND COMMISSION CREDIT

T. Dallas Smith & Company, Inc. ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission will be payable to T. Dallas Smith & Company, Inc. with the remaining [REDACTED], which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

*Please note lessor has provided free shell and operating expenses for the first eight (8) months of the lease. The only rent paid for the first eight (8) months of the lease will be the TI Amortization. The commission credit will be credited in months nine (9) and ten (10) as follows:

Month 1 Rental Payment of \$5,739.96 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.

Month 2 Rental Payment of \$5,739.96 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.

Month 3 Rental Payment of \$5,739.96 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3rd Month's Rent.

Month 4 Rental Payment of \$5,739.96 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 4th Month's Rent.

INITIALS: Ar & [Signature]
 LESSOR & GOVT

Month 5 Rental Payment of \$5,739.96 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 5th Month's Rent.

Month 6 Rental Payment of \$5,739.96 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 6th Month's Rent.

Month 7 Rental Payment of \$5,739.96 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 7th Month's Rent.

Month 8 Rental Payment of \$5,739.96 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 8th Month's Rent.

Month 9 Rental Payment of \$30,337.26 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 9th Month's Rent.

Month 10 Rental Payment of \$30,337.26 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 10th Month's Rent.

Paragraph 1.05 is hereby deleted and replaced as follows:

The Government may terminate this lease, in whole or in part, at any time on or after April 1, 2018 by providing no less than 90 days prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

The remainder of this page has been intentionally left blank.

INITIALS:   & 
LESSOR GOVT