

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
LEASE AMENDMENT	TO LEASE NO. LFL62279 LFL62270
ADDRESS OF PREMISES 4121 Southpoint Boulevard, Jacksonville, FL 32218-0930	PDN Number:

THIS AGREEMENT, made and entered into this date by and between
Aifani North Dixie, LLC

whose address is: 6667 Merryvale Lane, Port Orange, FL 32128-4042

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

WHEREAS, the parties hereto desire to amend the above Lease: To order tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective February 19, 2014 as follows:

1). This Lease Amendment (LA) No. 1 is your Notice to Proceed (NTP) to furnish and install Tenant Improvements as required and outlined in Lease No. LFL62279. The total cost for the Tenant Improvement is \$2,099,982.30 pursuant to attached Exhibit "A". Of the \$2,099,982.30 only \$743,173.00 has been amortized into the rent at 6.0% for 120 (One hundred twenty) months. The Government hereby orders the balance of \$1,351,809.30.

[Handwritten signature]

2). Upon completion, inspection and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$1,351,809.30, upon receipt of an original invoice after completion, inspection and acceptance of the space by the Contracting Officer.

This Lease Amendment contains 2 pages.

All other terms and conditions of the Lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties have signed as of the below date.

FOR THE LESSOR

Signature: _____
Name: _____
Title: _____
Entity Name: _____
Date: 2-20-14

FOR THE GOVERNMENT

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 2/20/14

WITNESSES

Signature: _____
Name: _____
Title: _____
Date: 2-20-14

62270

Invoices shall be submitted to the Greater Southwest Finance Center (with copy to the Contracting Officer) electronically on the Finance website at www.finance.gsa.gov. Lessors who are unable to process the invoices electronically may mail the invoices to the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

US General Services Administration
ATTN: Millie (Milagros) L. Toro
400 W. Bay Street
Suite 67
Jacksonville, FL 32202


A proper invoice must include the following:

- Invoice date
- Unique Invoice number
- Name of the Lessor as shown on the Lease
- Lease contract number, building address and a description, price and quantity of the items delivered
- GSA PDN # TBD

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it. The Lessor hereby waives restoration as a result of all improvements. 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, the terms and conditions of this Agreement shall control and govern.

Attachments:
EXHIBIT A; TICS-

The remainder of this page intentionally left blank

INITIALS: _____ & 
LESSOR