

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 7
	TO LEASE NO. GS-04B-62270 (formerly LFL62279)
ADDRESS OF PREMISES: 4121 Southpoint Boulevard, Jacksonville, FL 32216-0930	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between: **AILANI 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.

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 **February 10, 2015** as follows:

**Change in Official Lease Number**

1. Effective October 1, 2012, the lease number is hereby changed *from* GS-04B-62279 to GS-04B-62270.

**LEASE TERM**

TO HAVE AND TO HOLD THE SAID PREMISES WITH ITS APPURTENANCES FOR THE TERM BEGINNING **02/10/2015** THROUGH AND INCLUDING **02/09/2031** AND CONTINUING FOR A PERIOD OF **15 YEARS WITH 10 YEARS FIRM**, SUBJECT TO TERMINATION AND RENEWAL RIGHTS AS ESTABLISHED IN THE LEASE.

2030 RP/PA

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 subscribed their names as of the below date.



Title: V. OWNER  
Entity Name: Ailani North Dixie, LLC  
Date: 03-10-15



FOR THE  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, Leasing Division  
Date: 3/11/15



WITNES  
Signature: \_\_\_\_\_  
Name: Quentin Smith  
Title: Administrative Assistant  
Date: 3-10-15

Section 1.03, RENT AND OTHER CONSIDERATION (AUG 2011) of the lease shall be amended as follows:

A. THE GOVERNMENT SHALL PAY THE LESSOR ANNUAL RENT, PAYABLE IN MONTHLY INSTALLMENTS IN ARREARS, AT THE FOLLOWING RATES:

~~Block A (12,361 ABOA) & Block B (7,229 ABOA)~~ [REDACTED] 19,590 ABOA / 21,300 RSF  
 - 02/10/2015 TO 02/09/2026 -  
 2/9/2025 (M)/RA

	BLOCK A - [REDACTED] PHASE 1 & PHASE 2 YEAR 1 - 10 12,361 ABOA	BLOCK B - [REDACTED] PHASE 3 & PHASE 4 YEAR 1 - 10 7,229 ABOA	BLENDED RENT BLOCK A+B YEAR 1 - 10 19,590 ABOA / 21,300 RSF
SHELL RENT <sup>1</sup>	\$251,387.87	\$147,611.13	\$398,949.00
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$61,324.83	\$0.00	\$61,324.83
OPERATING COSTS <sup>3</sup>	\$96,920.56	\$56,921.60	\$153,842.16
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$0.00	\$0.00	\$0.00
PARKING	\$0.00	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$409,583.26	\$204,532.73	\$614,115.99

<sup>1</sup>Shell rent calculation:

(Firm Term) \$18.73 PER RSF multiplied by 21,300 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$ 748,173.00 is amortized at a rate of 5.5% percent per annum over 10 years

<sup>3</sup>Operating Costs rent calculation: \$7.22 per RSF multiplied by 21,300 RSF

6.09% [Signature]

~~Block A (12,361 ABOA) & Block B (7,229 ABOA)~~ [REDACTED]

- 02/10/2026 TO 02/09/2031 -

2030 (M)/RA

19,590 ABOA / 21,300 RSF

	Block A & B 19,590 ABOA/ 21,300 RSF
SHELL RENT <sup>1</sup>	\$383,400.00
TENANT IMPROVEMENTS RENT <sup>2</sup>	0.00
OPERATING COSTS <sup>3</sup>	\$153,842.16
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	0.00
PARKING	0.00
TOTAL ANNUAL RENT	\$537,242.16

\$ 537,242.16 (M)

<sup>1</sup>Shell rent calculation:

(Firm Term) \$18.00 PER RSF multiplied by 21,300 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$ 0.00 is amortized at a rate of 0% percent per annum over 0 years

<sup>3</sup>Operating Costs rent calculation: \$7.22 per RSF multiplied by 21,300 RSF

INITIALS / LESSOR

GOV'T