

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
LEASE AMENDMENT	TO LEASE NO. GS-04P-LFL62198
ADDRESS OF PREMISES  3701 NW 82 <sup>nd</sup> Avenue Unit 1 Doral, FL 33166	PDN Number:

THIS AMENDMENT is made and entered into between **Richter Developments LTD.**

whose address is: 6358 MANOR LANE, SOUTH MIAMI, FLORIDA 33143

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: (1) correct address of premises (2) revise the final annual rent table and (3) establish commission amount and payment schedule.

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 **April 18, 2016** as follows:

A. Address of Premises is corrected as follows:

3701 NW 82<sup>nd</sup> Avenue Unit 1  
Doral, FL 33166

B. Pursuant to Lease Section 1.03 (RENT AND OTHER CONSIDERATION (SEP 2013)), Lease Payment Table is amended as follows:

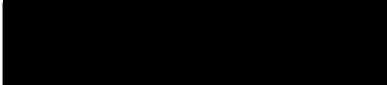
This Lease Amendment contains 2 pages.

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.

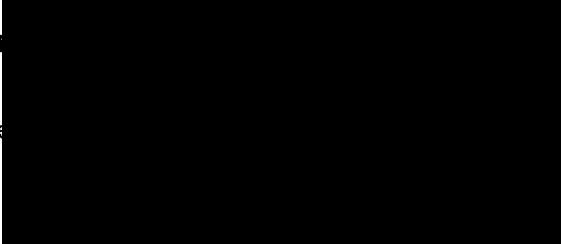
FOR THE LESSOR:

FOR THE

Signature:



Signature:



Name:

RICHARD RICHTER

Name:

Title:

MANAGING PARTNER

Title:

Entity Name:

RICHTER DEVELOPMENTS, LTD.

Date:

APRIL 20, 2016

Date:

1/20/16

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

	YEAR 1-5	YEAR 6-10
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$106,521.25	\$131,699.00
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$44,805.35	\$44,805.35
OPERATING COSTS <sup>3</sup>	\$39,044.88	\$39,044.88
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$2,183.90	\$2,183.90
PARKING <sup>5</sup>	\$0.00	\$0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$192,555.38</b>	<b>\$217,733.13</b>
PRSF	\$24.86	\$28.11
PUSF	\$24.86	\$28.11

<sup>1</sup>(Year 1 - 5): \$13.75 per RSF multiplied by 7,747 RSF equals to \$106,521.25 annual rent.  
 (Year 6 – 10): \$17.00 per RSF multiplied by 7,747 RSF equals to \$131,699.00 annual rent.  
<sup>2</sup>The Tenant Improvement Allowance of \$307,743.64 is amortized at a rate of 8% per annum over 10 years.  
<sup>3</sup>Operating Cost rent calculation: \$5.04 per RSF multiplied by 7,747 RSF equals \$39,044.88.  
<sup>4</sup>Building Specific Security Costs of \$15,000.00 are amortized at a rate of 8% per annum over 10 years.  
<sup>5</sup>Parking costs are not applicable (See Sec 1.03(H)) of the lease.

C. Pursuant to Lease Paragraph 1.04, *Broker Commission and Commission Credit*, Lease section is deleted and replaced with the following:

A. DTZ Americas 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 DTZ Americas Inc. 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 practical.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this lease, the shell and 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:

Month 1 Rental Payment of \$16,046.28 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.

Month 2 Rental Payment of \$16,046.28 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.

Month 3 Rental Payment of \$16,046.28 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3<sup>rd</sup> Month's Rent.

Month 4 Rental Payment of \$16,046.28 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 4th Month's Rent.

D. 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 this 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.

INITIALS:  &   
 LESSOR & GOVT