

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 10	DATE <u>3/14/11</u>
	TO LEASE NO. GS-04B- 47845	

ADDRESS OF PREMISES: Global City Center, 149 S. Ridgewood Avenue, Daytona Beach, FL 32114 - 4386

THIS AGREEMENT, made and entered into this date by and between **First Bank Florida**

whose address is: 701 Waterford Way, Suite 800
Miami, FL 33126 - 4670

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective December 1, 2010, as follows:

-The remaining TI balance in SLA 6 for [REDACTED] is \$15,411.02 plus a signage credit of \$551.35 = T/I expended in the amount of \$257,390.07 (\$270,417.46 for 7,207 sq.ft. plus \$65,934.98 for 2,291 sq.ft. minus \$551.35 and \$15,411.02). \$257,390.07 @ 8% for 5 years = \$62,633.19 p/a; the remaining TI balance in SLA 7 for [REDACTED] is zero (the full \$22,174.36 was used - a signage credit of \$942.98 = T/I expended in the amount of \$21,231.58 (\$22,174.56 T/I minus \$942.98 = \$21,231.58) @ 8% for 5 years = \$5,171.88 p/a. \$62,633.19 plus \$5,171.88 = \$67,805.07/11,942 RSF = \$5.677866 or \$5.68 rounded PRSF based on 11,942 RSF/ \$6.682936 rounded to \$6.68 PUSF based on 10,146 USF.

-Rent is adjusted for years 1-5 (12/1/10- 11/30/15) as follows (Shell is \$16.06 PRSF, Operating Costs are \$7.82 PRSF and T/I is \$5.68 PRSF for a total RSF rate of \$29.56 and a USF rate of \$34.79.:

Paragraph 3 is hereby deleted and replaced as follows:

TERM	ANNUAL RENT	RATE PER PRSF	RATE PER ABOASF	MONTHLY
12/01/10 - 11/30/15	\$353,005.52	\$29.56	\$34.79	\$29,417.13
12/01/15 - 11/30/20	\$287,443.94	\$24.07	\$28.33	\$23,953.66

-Total RSF is 11,942; total ABOASF/USF is 10,146. There are 50 parking spaces included as a part of this lease at no charge which is 10 more than requested by the [REDACTED] and [REDACTED].

-Paragraph 19 is amended as follows; Broker fee is \$88,251.38 with 48.5% to MGW Realtors = \$42,801.92; and 51.5% to Govt. \$45,449.46 (Govt's rent to be reduced for first 4 months of lease by \$11,362.37 which equals a payment of \$18,054.76. Balance due to broker after previous payments by Lessor in the amount of \$17,352.41 & \$4,416.46 is \$21,033.05. ***** End of SLA 10 *****

LESSOR First Bank Florida

BY [Signature], Authorized Official

IN PRESENCE OF Jacqui Cravien
(Signature)

701 Waterford Way #800
Miami, FL 33126
(Address)

UNITED STATES OF AMERICA

BY [Signature] AMELIA MURPHY
(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)

Initials: _____
Govt. _____ Lessor _____