

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
No. 6

DATE

10/26/10

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS-04B- 48805

ADDRESS OF PREMISES: Buschwood Park I, Suites 230 and 245, 3550 West Busch Blvd., Hillsborough County, Tampa, FL 33618 - 4300

THIS AGREEMENT, made and entered into this date by and between BSHI Owner LLC

whose address is: c/o Eola Capital LLC, agent for BSHI Owner LLC,
One Independent Drive, Suite 1850
Jacksonville, FL 32202-5039

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 June 1, 2010, as follows:

1. Paragraph 1 is hereby deleted in it's entirety and replaced as follows:

The mutual measurement confirms a total of 12,447 Rentable Sq.ft. (RSF), consisting of 10,753 ANSI/BOMA Office Sq.Ft. (ABOASF), in, Buschwood Park I, Suites 230 and 245, 3550 West Busch Blvd., Hillsborough County, Tampa, FL 33618

2. Paragraph 2 is hereby amended to reflect the lease term as June 1, 2010 – May 31, 2020.

3. Paragraph 3 is hereby deleted in it's entirety and replaced as follows:

Term	Annual Rent	Rate per RSF	Rate per OSF	Monthly Rate
06/01/10 – 5/31/15	\$299,350.35	\$24.05	\$27.84	\$24,945.86
06/01/15 – 5/31/20	\$345,902.13	\$27.79	\$32.17	\$28,825.18

4. Paragraph 4 is deleted and replaced as follows:

The Government may terminate this lease, in whole or in part, at any time on or after 5/31/15, by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing.

CONTINUED ON PAGE 2 OF 3

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 above date.

LESSOR BSHI Owner LLC

BY

Henry F. Pratt, III
Authorized Official (Signature)

Henry F. Pratt, III

IN PRESENCE OF

Melissa Hebert
(Signature)

1 Independent Drive, Suite 1850
Jacksonville FL 32202
(Address)

UNITED STATES OF AMERICA

PAMELA MURPHY

BY

Pamela W. Murphy
(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)

Lease Contract GS-04B-48805
Supplemental Lease Agreement No. 06
Continuation Page 2 of 3 Pages

5. Paragraph 10 is deleted in it's entirety and replaced as follows:

The T/I established in Paragraph 10 of the SF2 (lease) for the 5 year firm term of the lease is as follows: Tenant Improvements are \$49,4487 ABOASF. Of this amount, the first \$113,981.80 (\$10.60 x 10,753 OSF) was provided by the Lessor at no cost to the Government. The remaining \$38.8487 (X 10,753) ABOASF (\$417,740.07) is amortized at 8% over 5 years. The T/I was used to construct the interior space in accordance with the approved Design Intent Drawings (DID's) provided by the Government

The amount of \$144,304.46 T/I in SLA2 was used minus \$113,981.80 provided by Lessor = \$30,322.66 T/I therefore, \$417,740.07 minus \$30,322.26 = \$387,417.41 balance of tenant improvements from SLA 2

\$387,417.41 minus \$3,030.00 (SLA3) = Balance of T/I is \$384,387.41. \$384,387.41 minus \$9,500.00 (SLA4) = Balance of T/I = \$374,887.41 @ 8% for 5 years = \$7.33 PRSF reduction from \$30.89 PRSF = \$23.56 PRSF/\$27.27 PABOASF.

The amount of \$374,887.41 is further reduced by \$24,840 for security enhancements as follow:

General Conditions [REDACTED] reduced [REDACTED] for permit fee)

Trash Hauling [REDACTED]

Doors/Window Chg [REDACTED]

Drywall [REDACTED]

Floor/Carpet Chg. [REDACTED]

Paint [REDACTED]

Mechanical Chg [REDACTED]

Fire Protection Chg [REDACTED]

Electrical [REDACTED]

Sub total \$21,005

Ins. [REDACTED]

O/P [REDACTED]

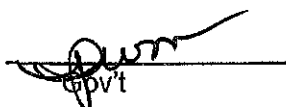
Sub-total \$24,400

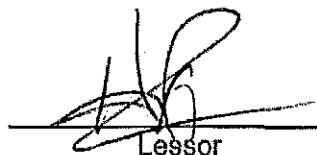
Architect Chgs [REDACTED]

Total \$24,840

Balance of T/I remaining is \$350,047.41 @ 8% for 5 years = \$6.843277 or \$6.84 PRSF reduction from \$30.89 PRSF= \$24.05 PRSF/ \$27.84 ABOASF (SLA6). The T/I allowance originally established as \$9.45 ABOASF / \$8.17 RSF (based on \$38.8487 ABOASF) is reduced to \$1.53 ABOASF/\$1.32 PRSF based on \$67,692.66 @8% for 5 years. In accordance with the Rate Structure, Attachment '1', the operating adjustment base is established as \$7.41 ABOASF / \$6.40 RSF and will be adjusted by the annual CPI per the SFO. \$24.05 PRSF - \$6.40 operating costs - \$1.32 RSF for the T/I = \$16.33 PRSF shell.

Initials


Gov't


Lessor

Lease Contract GS-04B-48805
Supplemental Lease Agreement No. 06
Continuation Page 3 of 3 Pages

6. Paragraph 21 is deleted in it's entirety and replaced as follows:

In accordance with the SOLICITATION FOR OFFERS 7FL2014, Paragraph 1.13, "Broker Commission and the "Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the [REDACTED] commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The total amount of the commission is [REDACTED]. The amount of the Broker's fee is [REDACTED]. Lessor has agreed to pay [REDACTED] of "free rental" to the Government in lieu of a "Commission Credit". The Government's "free rental" is based on [REDACTED] and the Broker's commission is based on [REDACTED] for a total of [REDACTED] for this project. The amount of [REDACTED] will be deducted from the shell portion of the rent until it has been refunded to the Government. This free rental adjustment will remain constant regardless of the measurement of space. The [REDACTED] less payments of [REDACTED] and [REDACTED] already paid equals a balance due of [REDACTED] which is due and payable to the Broker within 30 days of lease award (full execution of SLA6).

NOTE: Notwithstanding Paragraph 3 of this SLA6, the shell rental payments due and owing under this lease shall be reduced per the schedule below to fully recapture the free rental cited in section 21 (or, "in the preceding paragraph") of this SLA6, in lieu of the 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:

First Month's Rental Payment \$24,945.86 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

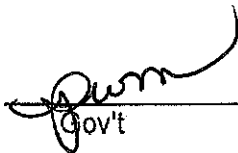
Second Month's Rental Payment \$24,945.86 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

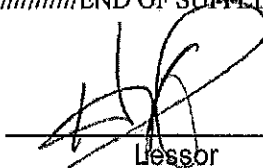
Third Month's Rental Payment \$24,945.86 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent.

Fourth Month's Rental Payment \$24,945.86 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Fourth Month's Rent.

//////////////////////////////////////END OF SUPPLEMENT//////////////////////////////////////

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