

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
No. 4

DATE
5/4/10

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

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

DUPLICATE
ORIGINAL

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 April 28, 2010, as follows:

1. This is your notice to proceed in the amount of in the amount of [REDACTED] for the following:

Computer Room HVAC Unit - Provide and install 1.5 ton ductless mini split system

2. 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 \$49,448.7 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 \$38,848.7 (X 10,753) ABOASF (\$417,740.07) is amortized at 8% over 5 years. The T/I was to be used to construct the interior space in accordance with the approved Design Intent Drawings (DID's) provided by the Government. If the T/I cost exceeded \$49,448.7 ABOASF (for up to 10,753 ABOASF, the balance due the Lessor would be paid by rental adjustment, or lump sum, to be determined by the Government.

\$144,304.46 T/I in SLA2 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

3. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease by reference.

4 The Lessor hereby waives restoration as a result of all improvements.

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

[Signature]
Authorized Official (Signature)

Henry F. Pratt III

IN PRESENCE OF

[Signature]
(Signature)

1 Independent Dr. Ste. 1850 Jacksonville,
(Address) FL 32202

UNITED STATES OF AMERICA

PAMELA MURPHY

BY

[Signature]
(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)



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5. The timeline for completion of alterations requested in Paragraph 1 is 15 calendar days from the date of receipt of the fully executed SLA 4.
7. Installation of work mentioned herein shall be coordinated with the tenant agency.

All other terms and conditions remain in full force and effect.

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Initials

 Gov't  Lessor

DUPLICATE
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