

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1 TO LEASE NO. GS-04B-50807	DATE PAGE 1 OF 1
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ADDRESS OF PREMISES: ~~2500 Weston Road, Weston Florida, 33331-3615~~

MT 2700 South Commerce Parkway,

THIS AGREEMENT, made and entered into this date by and between SC Weston, Inc.

whose address is: 3111 N. University Dr. #404,

Coral Springs, Broward County, FL 33065-5059

Commerce, Inc. MT

Hereinafter-called 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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective February 4, 2010, as follows:

1) Paragraph 1 of the lease contract is deleted in it's entirety and replaced as follows:

1. The Lessor hereby leases to the Government the following described premises:

A total of 6,339 Rentable Square feet of office and related space consisting of 5,610 ANSI/BOMA Office Area Square Feet on the first floor at Weston Corporate Centre II, 2700 South Commerce Parkway, Weston Florida, 33331-3615. In addition to the total square footage, the Lessor will provide ~~484~~ Rentable Square feet, yielding ~~482~~ ABOASF at no additional charge to the Government within the same suite.

approximately 273

approximately 242

2) Paragraph 3 of the lease contract is deleted in its entirety and replaced as follows:

3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

TERM	ANNUAL RENT	RATE per RSF ¹	RATE per ABOASF ²	MONTHLY RATE
07/01/2010 - 06/30/2015	\$245,763.03	\$38.77	\$43.81	\$20,480.25
07/01/2015 - 06/30/2020	\$214,892.10	\$33.90	\$38.63	\$17,907.68

Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 above.

Note 2. The rate per ABOASF is determined by dividing the total annual rental by the ABOASF set forth in Paragraph 9.

LESSOR: SC Weston, Inc.

BY John Kent, Jr.
(Signature)

Vice President
(Title)

300 Campus Drive, 3rd Fl.

IN PRESENCE OF

[Signature]
(Witness)

Florham Park, NJ 07932
(Address)

UNITED STATES OF AMERICA:

BY [Signature]
(Signature)

Milagros Toro, Contracting Officer
GENERAL SERVICES ADMINISTRATION
(Official Title)

3) Paragraph 10 of the lease contract is deleted in its entirety and replaced as follows:

10) The rental rate in Paragraph 3 for the period 7/01/2010 through 06/30/2015 includes all Tenant Improvements. In accordance with Paragraph 1.10 of SFO 7FL2274, the Tenant Improvement allowance (T/I) provided in the lease is \$38.71 per ABOASF, or a total of \$217,163.10 amortized at an interest rate of 8% over five (5) years at a rate of \$9.42 per ABOASF (\$8.34 per RSF). The T/I will be used to construct the interior space in accordance with the approved Design Intent Drawings provided by the Lessor. If the T/I cost exceeds \$38.71 per ABOASF (for up to 5,610 ABOASF), the balance due the Lessor will be paid by rental adjustment or lump sum, to be determined by the Government. If the entire tenant improvement allowance of \$38.71 per ABOASF is not used, the Government will adjust the rental rate downward to off-set the difference in the T/I. The Lessor understands, in lieu of Cost and Pricing Data, his contractor or each of his sub-contractors shall solicit three (3) bids for work completed as a part of the initial tenant alterations, e.g., for electrical, plumbing, etc. The lowest responsive bid will be accepted. This does not apply to the shell build-out.

4) Paragraph 12 of the lease contract is deleted in its entirety and replaced as follows:

12) In accordance with paragraph 3.11 (Measurement of Space) of SFO No. 7FL2274, the common area factor (CAF) is established as 13% or 1.13, based on 6,339 RSF and 5,610 ABOASF.

5) Paragraph 13 of the lease contract is deleted in its entirety and replaced as follows:

13) In accordance with paragraph 3.5 (Tax Adjustment) of SFO No. 7FL2274, the percentage of Government occupancy is established at 8.0% (based on a total building area of 78,487 and the Government's occupancy of approximately 6,339 RSF). Percentage occupancy is subject to revision based on actual measurement of Government occupied space at time of final inspection, not to exceed the minimum ABOASF stated in the SFO, and in accordance with GSA Form 3517B, General Clauses.

6) Paragraph 24 of the lease contract is deleted in its entirety and replaced as follows:

24) In accordance with SFO NO. 7FL2274, Paragraph 1.13, the Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease. The [REDACTED] balance which equates to [REDACTED] is to be paid to the broker as follows: Fifty percent (50%) is due and payable within 30 days after lease award and the remaining fifty percent (50%) is payable at occupancy.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture 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:

First Month's Rental Payment of \$20,480.25 minus the prorated Commission Credit of [REDACTED] equals the adjusted First Month's Rent of [REDACTED].

Second Month's Rental Payment of \$20,480.25 minus the prorated Commission Credit of [REDACTED] equals the adjusted Second Month's Rent of [REDACTED].

Lessor FLC Gov't MT