

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-04B-50816	DATE 2/1/12	PAGE 1 of 3
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ADDRESS OF PREMISES The Leroy Collins building, 7900 Oak Lane, Miami Lakes, Florida 33016-1515

**THIS AGREEMENT**, made and entered into this date by and between **The Graham Companies**whose address is 6843 Main Street  
Miami Lakes, FL 33014-2048hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:**WHEREAS**, the parties hereto desire to amend the above Lease contract as indicated below.**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective December 28, 2011, as follows:


The purpose of this supplemental lease agreement is to provide for an expansion to the leased premises of 3,153 RSF (2,802 ABOASF) and 1 parking space at 7900 Oak Lane, Miami Lakes, Florida 33016-1515 for a period beginning on January 12, 2012 (or upon completion and acceptance by GSA of the tenant alterations, whichever is later) and ending on May 11, 2021. The expansion space will commence upon completion and acceptance by GSA via Supplemental Lease Agreement.

The rent rate in Paragraph 3 for years 1 through 5 includes all Tenant Improvements. The Tenant Improvement Allowance (T/I) provided for the expansion space lease is \$34.2332 per ABOASF, or a total of \$95,921.64 amortized at an interest rate of 7% over five (5) years at a rate of \$8.13 per ABOASF (\$7.2287 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 tenant improvement cost exceeds \$34.2332 per ABOASF (for up to 2,802 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 \$34.2332 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.

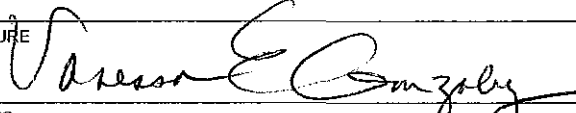
Upon commencement of the expansion space by GSA, paragraphs 1, 3, 4, 6, 9, 12,13,14, and 15 of the lease shall be deleted in their entirety and replaced as follows:

- "1. The Lessor hereby leases to the Government the following described premises: A total of 19,570 Rentable Square Feet (RSF) of office and related space yielding a total 17,734 ANSI/BOMA Office Area Square Feet (ABOASF) consisting of 3,153 RSF yielding 2,802 ABOASF on the first floor and 16,417 RSF yielding 14,932 ABOASF on the second floor at The Leroy Collins building, 7900 Oak Lane, Miami Lakes, Florida 33016-1515, as shown on the attached floor plan. to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION."

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.**LESSOR The Graham Companies**

SIGNATURE 	NAME OF SIGNER Carol G. Wyllie
ADDRESS 6843 Main Street, Miami Lakes, FL 33014	

**IN PRESENCE OF**

SIGNATURE 	NAME OF SIGNER Vanessa E. Gonzalez
ADDRESS 6843 Main Street, Miami Lakes, FL 33014	

**UNITED STATES OF AMERICA**

SIGNATURE 	NAME OF SIGNER Michael S. Ellis
OFFICIAL TITLE OF SIGNER Contracting Officer	

## SUPPLEMENTAL LEASE AGREEMENT NO. 4

LEASE NO. GS-04B-50816

Page 2 of 3

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

01/12/2012 - 05/11/2016					Tenant		Total
RSF	Base Rent	PSF	Operating Rent	PSF	Improvements	PSF	Annual Rent
16,417	\$ 238,374.84	\$ 14.52	\$ 96,696.13	\$ 5.89	\$ 132,891.66	\$ 8.09	\$ 467,962.63
3,153	\$ 45,781.56	\$ 14.52	\$ 18,571.17	\$ 5.89	\$ 22,792.36	\$ 7.23	\$ 87,145.09
19,570	\$ 284,156.40	\$ 14.52	\$ 115,267.30	\$ 5.89	\$ 155,684.02	\$ 7.66	\$ 555,107.72
<b>STEP RENT</b>							
<b>05/12/2016 - 01/11/2017</b>							
16,417	\$ 290,745.07	\$ 17.71	\$ 96,696.13	\$ 5.89		\$ -	\$ 387,441.20
3,153	\$ 55,839.63	\$ 17.71	\$ 18,571.17	\$ 5.89	\$ 22,792.36	\$ 7.23	\$ 97,203.16
19,570	\$ 346,584.70	\$ 17.71	\$ 115,267.30	\$ 5.89	\$ 22,792.36	\$ 3.61	\$ 484,644.36
<b>01/12/2017 - 05/11/2021</b>							
16,417	\$ 290,745.07	\$ 17.71	\$ 96,696.13	\$ 5.89		\$ -	\$ 387,441.20
3,153	\$ 55,839.63	\$ 17.71	\$ 18,571.17	\$ 5.89		\$ -	\$ 74,410.80
19,570	\$ 346,584.70	\$ 17.71	\$ 115,267.30	\$ 5.89	\$ -	\$ -	\$ 461,852.00

Commencement date subject to change based upon date Government accepts the space.

"4. The Government may terminate Suite 200 of this Lease, in whole or in part, at any time after May 12, 2016 by giving the Lessor at least sixty (60) days notice in writing. The Government may terminate Suite 100 of this Lease, in whole or in part, at any time after January 12, 2017 by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of the termination. Said notice shall be computed commencing with the day after the day of mailing.

"6. Rental is subject to the Government's measurement of plans submitted by the Lessor or a mutual on-site measurement of the space and will be based on the rate per ABOASF as noted in Paragraph 3 above, in accordance with Clause 27 (PAYMENT), GSA Form 3517B, General Clauses. The lease contract and the amount of rent will be adjusted accordingly, but not to exceed the maximum ABOASF requested in SFO Paragraph 1.1 (Amount and Type of Space). Rent for a lesser period shall be prorated.

"9. The premises described in Paragraph 1 of this SF2 shall contain 17,734 ABOASF consisting of 14,932 ABOASF on the 2nd floor and 2,802 ABOASF on the 1st floor."

"12. In accordance with Paragraph 1.12 (Building Shell Requirements) of SFO No. 9FL2105, the shell rate is established as \$16.12 per ABOASF (\$14.52 per RSF) for years 1-5, for a total of \$284,156.40 annually and \$19.66 per ABOASF (\$17.71 per RSF) for years 6 - 10 for a total of \$346,548.70 annually."

"13. In accordance with Paragraph 4.1.C (Measurement of Space) of SFO No. 9FL2105, the common area factor (CAF) is established as 10% or 1.103530, based on 19,570 RSF and 17,734 ABOASF."

INITIALS:  LESSOR  
 GOVT

GSA FORM 276 (REV. 8/2006) BACK

"14. In accordance with Paragraph 4.2 (Tax Adjustment) of SFO No. 9FL2105, the percentage of Government occupancy is established as 30.676% (based on total building area of 63,794 RSF and the Government's occupancy of approximately 19,570 RSF). Percentage of occupancy is subject to revision based on actual measurement of Government occupied at time of final inspection, not to exceed the maximum ABOASF stated in the SFO (except as noted for rent free space), and in accordance with GSA Form 3517B, GENERAL CLAUSES."

"15. In accordance with Paragraphs 4.3 (Operating Costs) of SFO No. 9FL2105, the escalation base is established as \$6.54 per ABOASF (\$5.89 per RSF) for a total of \$115,267.30 annually."

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.

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GOV'T