

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL AGREEMENT  
No. 1

DATE 8/16/2011

TO LEASE NO.

GS-04B- 50839

ADDRESS OF PREMISES: Suite 200, 1801 Alton Road, Miami Beach, Dade County, FL 33139-1504

THIS AGREEMENT, made and entered into this date by and between **Miami Financial Associates, LLC**

whose address is: 999 Waterside Drive, FI 23  
Norfolk, VA 23510-3300

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 August 1, 2011, as follows:

"Paragraph 1 is hereby deleted and replaced as follows: "The Government occupies 13,234 RSF consisting of 12,379 ANSI/BOMA Office Area (ABOA) square feet of office and related space."

Paragraph 2 is hereby deleted and replaced as follows: "TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on August 1, 2011 through July 31, 2021, subject to termination and renewal rights as may be hereinafter set forth."

Paragraph 3 is hereby deleted and replaced as follows:

Term	*Shell Rate Per ABOASF	*Shell Rate Per RSF	Op Rate Per ABOASF	Op Rate Per RSF	*Rate Per ABOASF	*Rate Per RSF	Annual Rent	Monthly
08/01/11 – 07/31/16	\$19.72	\$18.45	\$12.36	\$11.56	\$32.08	\$30.01	\$397,118.32	\$33,093.19
08/01/16 – 07/31/21	\$36.88	\$34.50			\$36.88	\$34.50	\$456,537.52	\$38,044.79


\*This rate does not include TI. Upon execution of a mutually acceptable supplemental lease agreement, Landlord shall provide the Government TI of \$37.454761 per ABOASF (\$30.466117 per RSF) which is based on \$313,496.35 divided by Square Footage of 8,370 ABOASF described in the original lease for TI amortized at an interest rate of 8% over five (5) years. This yields a reduction in the rental rate from \$33.50 per RSF to \$30.01 per RSF / \$32.08 per ABOASF for years 1-5. The rate for Years 6-10 remain the same.

Continued on page 2 of 2

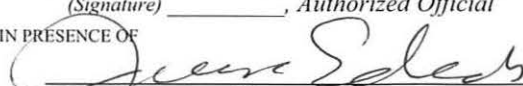
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR **Miami Financial Associates, LLC**

BY   
(Signature), Authorized Official

Robert S. Friedman  
Vice President

IN PRESENCE OF   
(Signature)

999 Waterside Dr., Ste. 2300  
Norfolk, VA 23510  
(Address)

UNITED STATES OF AMERICA

BY   
GLYNDA GRIEVE  
(Signature)

CONTRACTING OFFICER  
GENERAL SERVICES ADMINISTRATION  
(Official Title)

Paragraph 7 part B. and part C. are hereby deleted.

Paragraph 8 part D is hereby deleted and replaced with the attached Floor Plan entitled [please provide].

Paragraph 10 is hereby deleted.

Paragraph 12 is hereby deleted and replaced as follows:

"In accordance with Paragraph 4.1 C (Measurement of Space), the common area factor (CAF) is established 6.9% based on 13,234 RSF/ 12,379 ABOASF."

Paragraph 13 is hereby deleted and replaced as follows:

"In accordance with Paragraph 4.2 (Tax Adjustment), the percentage of Government Occupancy is established as 64.77% or 65% rounded (based on 20,433 RSF and the Government's occupancy of 13,234 RSF). Percentage of occupancy is subject to revision based on actual measurement of Government occupied space at time of final inspection, not to exceed the maximum ABOASF stated in the SFO, and in accordance with GSA Form 3517, GENERAL CLAUSES."

The Lessor is required to complete the work identified in Paragraph 21 and Paragraph 22 of the SFO. The lessor is afforded 45 days from the execution of this SLA to have the work completed and verified thru inspection by GSA.

Paragraph 24 –Broker's Fee and Commission Credit will be adjusted at the time the actual sq.ft. under this lease is known.

End of Supplement



Govt. Initials



Lessor's Initials