

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-04B- 50844	DATE MAY 26, 2011	PAGE 1 of 2
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ADDRESS OF PREMISES

Capital Circle Commerce Center, 502 D-3 Capital Circle, SE, Tallahassee, FL 32301-3804

THIS AGREEMENT, made and entered into this date by and between **Frederick E. Turner Living Trust**

whose address is 502-C Capital Circle
Tallahassee, Florida 32301-3804

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to order tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective May 20, 2011, as follows:

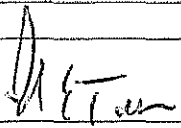
- I. The Government hereby issues a Notice to Proceed for Tenant Improvements in the amount of \$62,545.60, as broken out in the T/I bid summary dated April 25, 2011, revised and received May 17, 2010, for the amount of [REDACTED] for the Architectural Fees totaling [REDACTED], the project management fee totaling [REDACTED] and Profit & Overhead totaling [REDACTED] as broken out on the backup received May 19, 2011. The total costs for tenant improvements are \$62,545.60. The Government hereby orders the balance of \$0.
- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$41,808.70, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer. (2,160 X \$9.6004166 per ANSI/BOMA Office Area square foot = \$20,736.90 amortizable T/I. \$62,545.60 - \$20,736.90 = \$41,808.70 T/I overage)

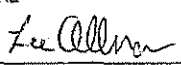
Payment will be made electronically through the finance website www.finance.gsa.gov. The Lessor is responsible for visiting this website and applying for a login and password. After acceptance by the Government the Lessor shall follow the instructions posted on the website to submit their invoice electronically. Assistance in navigating the website or submitting the invoice can be found by calling 817-978-2408 or by email at FW-Paymentsearch.finance@gsa.gov.

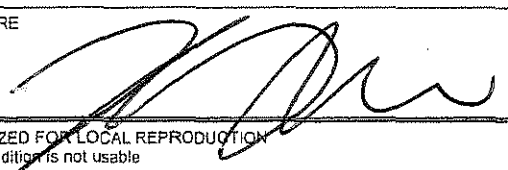
The original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR - Frederick E. Turner Living Trust	
SIGNATURE 	NAME OF SIGNER Douglas E. Turner, Trustee
ADDRESS 502-C Capital Circle SE, Tallahassee, FL 32301	

IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Lee Allman
ADDRESS 502-C Capital Circle SE, Tallahassee, FL 32301	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER - Kenneth Idie
	OFFICIAL TITLE OF SIGNER - GSA Contracting Officer

Lease Contract GS-04B-50844

Supplemental Lease Agreement No. 01

Continuation Page 2 of 2 Pages

A copy of the invoice must be provided to the Contracting Officer at the following address:

GSA, Realty Services Division
Attn: Kenneth Idle - Contracting Officer
205 Regency Executive Park Drive
Suite 440 A
Charlotte, NC 28217

A proper invoice must include the following:

For an invoice to be considered proper, it must:

- 1) Be received after the acceptance of the work by the General Services Administration
- 2) Include a unique, vendor-supplied invoice number AND the GSA Supplied PS Number _____
- 3) Indicate the exact payment amount requested, along with Lease contract number, building address, and a description, price, and quantity of the items delivered
- 4) Specify the payee's name and address. The payee's name and address must EXACTLY match the lessor's name and address listed above, or, if completed, the remittance name and address specified below.
- 5) Be submitted electronically to: www.finance.gsa.gov
- 6) Payment will become due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

III. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit A.

Alterations shall be in accordance with the specifications and the final approved construction drawings, to include all necessary labor and materials.

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

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