

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-04B-50845	DATE 3/21/2012	PAGE 1 of 3
ADDRESS OF PREMISES Broward Financial Center, 500 East Broward Boulevard, Fort Lauderdale FL 33394-3017			

THIS AGREEMENT, made and entered into this date by and between **CTA PARTNERS LP**

whose address is: **220 East 42nd Street, 27th Floor**
New York, New York 10017-5819

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the **Government**:
WHEREAS, the parties hereto agree to supplement the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective **Nov 4, 2011** as follows:

1.) Paragraph 1 of the Lease is hereby deleted in its entirety and replaced to read as follows:

1. A total of 28,138 rentable square feet (RSF) of office and related space, which yields 24,468 ANSI/BOMA. Office Area square feet (USF) of space located on the 10th and 11th floors of the building known as Broward Financial Center located at 500 East Broward Boulevard, Fort Lauderdale FL 33394-3017 (the Premises), together with one-hundred (100) non reserved structured parking spaces at an annual cost of \$900.00 per space to be used for such purposes as determined by the General Services Administration.

2.) Paragraph 2 of the Lease is hereby deleted in its entirety and replaced to read as follows:

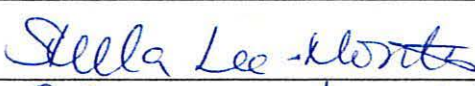
2. To have and to hold the said premises with their appurtenances for ten (10) years, ten (5) years firm, subject to termination and renewal rights as may be hereinafter set forth. The commencement date of the rental shall be **Nov 04, 2011** and shall expire on **Nov 03, 2021**. The government may terminate this lease in whole or in part at any time on or after **Nov 03, 2016** by giving at least 120 days prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

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


LESSOR

SIGNATURE 	NAME OF SIGNER Brian T. Summers Vice President
ADDRESS 220 East 42nd Street, N.Y. N.Y. 10017	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Stella Lee-Montes
ADDRESS 220 East 42nd Street, N.Y. N.Y. 10017	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Glynda Grieve OFFICIAL TITLE OF SIGNER Contracting Officer
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3.) Paragraph 3 of the Lease is hereby deleted in its entirety and replaced to read as follows:

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

Year	Shell Rate/RSF	Base Cost of Service/RSF	Tenant Improvement Allowance Amortized/RSF	Total Annual Rent	Total Monthly Rent
1-5	\$ 17.19	7.03	7.787598*	900,629.79	75,052.48**
6-10	\$ 25.97	7.03	0.00	928,554.00	77,379.50

* Increase due to full TI cost amortization

**Parking is not included in the rental rate and will be paid in addition to the stated rate. (\$900.00 each)

4.) Paragraph 7 of the Lease is hereby deleted in its entirety and replaced to read as follows:

7. The Lessor will be paid upon completion, inspection and acceptance of the Scope of Work by the Government. The total cost of the Tenant Improvements (TI) is \$900,585.07. (SLA1 Notice to Proceed for TI \$789,099.73 plus change orders 1, 3, 4, 6, 7, 9, 10, 11, 12, 13, 15, 16, 18, 19, 20, 21, and 22.) See the attached Exhibit "A" - TICS form.

The Lessor and the Government agree that entire Tenant Improvements (TI) cost of \$900,585.07 shall be amortized monthly into the rent at the rate of eight percent (8.0%) over the first five (5) years of the lease.

5.) Paragraph 8 of the Lease is hereby deleted in its entirety and replaced to read as follows:

8. In accordance with the Lease (GS-04B-50845) and SFO 2.3 Broker *Commission and Commission Credit*, CB Richard Ellis Inc. ("CBRE") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and CB Richard Ellis have agreed to a cooperating lease commission of [REDACTED] value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's Occupancy of the premises leased pursuant to the Lease or the commencement date of the lease. Due to the Commission Credit described in Paragraph 2.3., only [REDACTED], which is [REDACTED] of the Commission, will be payable to CBRE. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the shell rental portion of the annual rental payments due and owing 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 until the credit has been fully recaptured.

First month's rental payment of \$75,052.48 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted first month's rent).

Second month's rental payment of \$75,052.48 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted second month's rent).

INITIALS: BTD LESSOR AY GOV'T

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6. The Lessor hereby approves a waiver of restoration for all areas affected by this alteration.

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 the 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.

Attached;

Exhibit "A" - TICS Form.

- The remainder of this document has been left blank intentionally -

INITIALS: BD LESSOR [Signature] GOV'T