

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
NO. 4

DATE

11/18/12

SCANNED

TO LEASE NO. GS-04B-50846

ADDRESS OF PREMISE Building 3, Suite 302, 11232 NW 20th Street, Sweetwater, FL 33172-1862

THIS AGREEMENT, made and entered into this date by and between Procacci Parcel F, LLC

whose address is 925 South Federal Highway, Suite 400, Boca Raton, FL 33432-6145

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 November 16, 2011, as follows:

This Supplemental Lease Agreement (SLA) No. 4 has been prepared to establish the effective date of this lease.

A. 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 November 16, 2011 through November 15, 2021
Subject to termination and renewal rights as may be hereafter set forth.

Paragraph 3 is amended as follows:

TERM	ANNUAL RENT	Annual Base	Annual Op Costs	Annual T/I
11/16/11 – 07/15/12	Rent Free	Includes	Govt. Broker's	Fee
07/16/12 – 11/15/16	\$335,580.94	\$201,401.35	\$50,653.05	\$83,526.54
11/16/16 – 11/15/21	\$352,286.25	\$301,633.20	\$50,653.05	zero

B. Paragraph 4 of the lease is hereby deleted in its entirety and replaced with the following:

"4. The Government may terminate this lease, in whole or in part, at any time on or after November 16, 2016 by giving the Lessor at least 60 days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed with the day after the date of mailing."

C. Paragraph 24 of the lease is hereby deleted in its entirety and replaced with the following:

In accordance with the SOLICITATION FOR OFFERS 0FL2071, Paragraph 2.6 the Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] 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 and forming a part of this lease. 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:

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

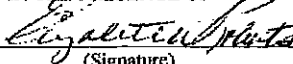
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: Procacci Parcel F, LLC

BY 
(Signature) Philip J. Procacci

(Title) Managing Member

IN THE PRESENCE OF


(Signature)

925 South Federal Highway, Suite 400
Boca Raton, FL 33432
Address)

UNITED STATES OF AMERICA

BY 
JAMES F. THOMPSON (Signature)

Contracting Officer
(Official Title)

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The lessor has offered free rent in the amount of \$186,275.39 along with the commission credit as stated above.

First Month's Rental Payment \$27,965.08 minus prorated Commission Credit of [REDACTED] minus [REDACTED] in free rent equals \$0 adjusted First Month's Rent;

Second Month's Rental Payment \$27,965.08 minus prorated Commission Credit of [REDACTED] minus [REDACTED] in free rent equals \$0 adjusted Second Month's Rent;

Third Month's Rental Payment \$27,965.08 minus prorated Commission Credit of [REDACTED] minus [REDACTED] in free rent equals \$0 adjusted Third Month's Rent;

Months Four through Eight's rental payments of \$27,965.08 minus [REDACTED] in free rent equals [REDACTED] adjusted rent for months four through eight. The free rent will be exhausted at this point and rental payments will resume as of 7/16/2012.

////////////////////////////////////End of SLA 4 //////////////////////////////////////

Initials:
Govt. Lessor