

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES  SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT <b>NO. 1</b>  TO LEASE NO. GS-04B-50846	DATE  7/12/11
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ADDRESS OF PREMISE Building 3, 11232 NW 20<sup>th</sup> Street, Miami, 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 July 1, 2011, as follows:

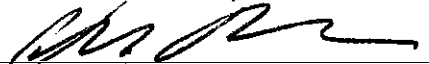
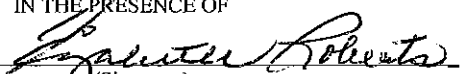
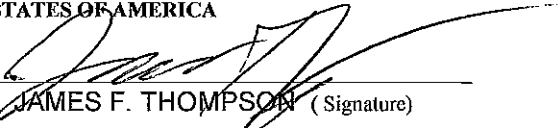
This Supplemental Lease Agreement (SLA) No. 1 has been prepared to issue acceptance and Notice to Proceed (NTP) of the Lessor's proposals, indicated in "Tenant/Shell Budgetary Cost Summary" dated June 24, 2011 attached to this SLA, in the amount of \$511,321.20, for the space build-out at Building 3, 11232 NW 20<sup>th</sup> Street, Miami, FL 33172-1862. No IGE was required as 3 offers were received for competition in the CSI format and the cost has been determined to be fair and reasonable. \$151,283.11 will be paid in a lump sum as stated below, and \$360,038.09 shall be amortized in the rent per paragraph 10 of the SF2 (lease).

Payment will be due only for items which are listed in the Scope of Work, "Tenant/Shell Budgetary Cost Summary" dated June 24, 2011 attached to this SLA by reference.

The Lessor will be issued a lump sum payment in the amount of \$151,283.11 upon completion, inspection and acceptance of the Scope of Work by the Government. Payment is predicated on receipt of this signed SLA and a certified invoice at the time of work completion. All invoices shall be sent to: U. S. General Services Administration, Finance Division – 7BCP, 819 Taylor Street, Fort Worth, TX 76102-0181 or [www.finance.gsa.gov](http://www.finance.gsa.gov).

Payment will be made electronically through the finance website. 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](mailto:FW-Paymentsearch.finance@gsa.gov).

Continued on page 2 of 2

LESSOR: Procacci Parcel F, LLC		
BY  Philip J. Procacci (Signature)	Managing Member _____ (Title)	
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)	

Continuation of GS-04B-50814 - Supplemental Lease Agreement No. 1  
Building 3, 11232 NW 20<sup>th</sup> Street, Miami, FL 33172-1862

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

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

General Services Administration  
GSA, Realty Services Division  
Attn: James Thompson, Contracting Officer  
7771 West Oakland Park Blvd, Suite 119  
Sunrise, FL 33351

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN #

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

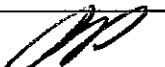
The Lessor hereby waives restoration as a result of all improvements.

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, their terms and conditions of this Agreement shall control and govern.

Attached by reference:

"Tenant/Shell Budgetary Cost Summary" dated June 24, 2011

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\_\_\_\_\_  
Lessor

  
\_\_\_\_\_  
Govt