

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 04	TO LEASE NO. GS-04B-58836	DATE 09/22/10	PAGE 1 of 1
ADDRESS OF PREMISES 9495 Delegates Drive, Orlando, Florida 32837-8347			PS <u>TBD</u>

THIS AGREEMENT, made and entered into this date by and between **Procacci Orlando, LLC**

whose address is 925 South Federal Highway, Suite 400
Boca Raton, FL 33432-6122

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.

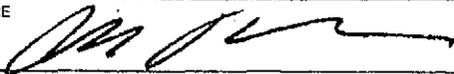
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government as follows:

The purpose of this Supplemental Lease Agreement (SLA) 04 is to supercede and replace paragraph 16 referenced in SLA 01 with the following into the lease contract.

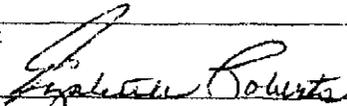
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IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

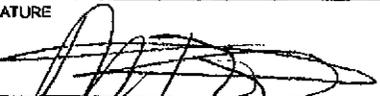
LESSOR: Procacci Orlando, LLC

SIGNATURE 	NAME OF SIGNER Philip J. Procacci, Managing Member
ADDRESS 925 South Federal Highway, Suite 400, Boca Raton, FL 33432	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Elizabeth Roberts
ADDRESS 925 South Federal Highway, Suite 400, Boca Raton, FL 33432	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Milagros L. Toro
	OFFICIAL TITLE OF SIGNER GSA, READ, CO

"16. Upon acceptance of the leased premises by the Government, the same shall be measured and rental shall be paid, in accordance with Paragraph 4.2 of the lease, "ANSI/BOMA Office Area Square Feet" and Paragraph 27 General Clauses, GSA Form 3517, "Payment" at the rate of:

<u>Year</u>	<u>Shell Rental</u>	<u>TI</u>	<u>Op Cost (in lease):</u>	<u>Total /sf</u>	<u>Annual</u>
1	\$17.76	\$8.78	\$4.46	\$31.00	\$1,532,020.00
2	\$17.76	\$8.78	\$4.46	\$31.00	\$1,532,020.00
3	\$17.76	\$8.78	\$4.46	\$31.00	\$1,532,020.00
4	\$17.76	\$8.78	\$4.46	\$31.00	\$1,532,020.00
5	\$17.76	\$8.78	\$4.46	\$31.00	\$1,532,020.00
6	\$26.54	\$0	\$4.46	\$31.00	\$1,532,020.00
7	\$26.54	\$0	\$4.46	\$31.00	\$1,532,020.00
8	\$26.54	\$0	\$4.46	\$31.00	\$1,532,020.00
9	\$26.54	\$0	\$4.46	\$31.00	\$1,532,020.00
10	\$26.54	\$0	\$4.46	\$31.00	\$1,532,020.00

* The actual cost of the tenant improvement construction is \$2,673,721.26. The Tenant Improvement Allowance (TIA) in the amount of \$1,869,784.54 will be amortized over a period of 60 months at an interest rate of 6.0%. The overage in Tenant Improvement (TI) costs shall be reimbursed to the Lessor in a one-time lump sum payment in the amount of \$803,936.72 which shall be due upon receipt of an original invoice submitted after completion, inspection, and acceptance of the space by the Contracting Officer or designated Contracting Officer Representative.

The original invoice must be submitted directly to the GSA Finance Office electronically on the finance website at www.gsa.finance.gov. If you are unable to process the invoice electronically, you may mail the invoice to the following address:

GSA, Greater Finance Center
 FAS 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:

Milagros (Millie) Toro
 GSA, Realty Services Division
 400 West Bay Street, Suite 67
 Jacksonville, Florida 32202
 Telephone: 904-232-2344
 Fax: 904-232-1246
 E-mail: milagros.toro@gsa.gov

A proper invoice must include:

1. Invoice Date
2. Name of the Lessor and Lease contract number, cited exactly as shown on the Lease
3. Building address, and a description, price and quantity of the Items delivered
4. If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it
5. GSA PDN # TBD

In accordance with the Lessor's offer the first two months of rent shall be free.

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

Initials: Gov't [Signature] Lessor ER