

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-04B-59812	DATE 7/13/10	PAGE 1 of 2
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ADDRESS OF PREMISES

11606 City Hall Promenade, Miramar, Florida 33025-7598

THIS AGREEMENT, made and entered into this date by and between Rock-Kim Miramar, LLC

whose address is 3333 New Hyde Park Road
NEW HYDE PARK, NY 11042

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: 1) increase the leased square footage.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective May 12, 2010 as follows:

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

The Lessor hereby leases to the Government the following described premises: A total of 14,199 Rentable Square Feet (RSF) of office and related space (12,357 ANSI/BOMA Office Area Square Feet (OASF) at 11606 City Hall Promenade, Miramar, Broward County, Florida 33025-7598, all as shown on the attached Exhibit A. Nineteen (19) secure and reserved parking spaces are to be provided at no extra cost to the Government

2. Paragraph 3 of the Lease is hereby amended as follows:

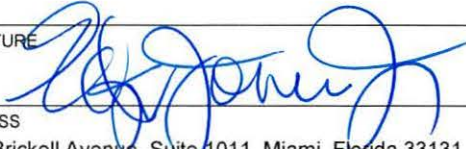
TERM	SHELL RENT	OPERATING RENT*	TENANT IMPROVEMENTS	ANNUAL RENT	RATE PRSF	RATE POASF
Years 1-5	\$333,676.50	\$82,224.35	\$0.00	\$415,900.85	\$29.29	\$33.66
Years 6-10	\$373,676.52	\$82,224.35	\$0.00	\$455,900.87	\$32.11	\$36.89

*Operating Rent as escalated

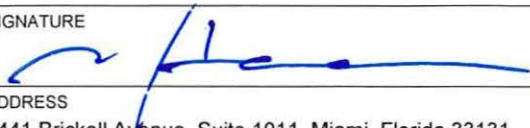
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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

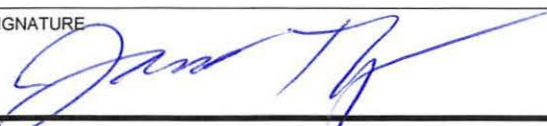
LESSOR: ROCK-KIM MIRAMAR, LLC

SIGNATURE 	NAME OF SIGNER Edgar C. Jones, Jr., Vice President of Rock-Miramar, Inc., a member of the Lessor
ADDRESS 1441 Brickell Avenue, Suite 1011, Miami, Florida 33131	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Nicolas Hamann
ADDRESS 1441 Brickell Avenue, Suite 1011, Miami, Florida 33131	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER James Thompson
	OFFICIAL TITLE OF SIGNER Contracting Officer

3. Paragraph 8 is hereby deleted in its entirety and replaced as follows:

In accordance with SFO paragraph 3.2, the Tenant Improvement Allowance (TI) provided in the lease is \$31.21 OASF rounded or \$385,661.97. The lessor has agreed to provide the allowance at no cost to the Government. The T/I will be used to construct the interior space in accordance with the approved Design Intent Drawings provided by the Government. If the T/I cost exceeds \$31.21 OASF rounded (for up to 12,357 OASF) or \$385,661.97, the balance due the Lessor will be paid by rental adjustment, or lump sum, to be determined by the Government. The Lessor understands, in lieu of Cost and Pricing Data, each of his sub-contractors shall solicit two (2) bids for work completed as a part of the initial tenant alterations, e.g., for electrical, plumbing, etc. The lowest responsive bid will be accepted.

4. Paragraph 9 is hereby deleted in its entirety and replaced as follows:

In accordance with Paragraph 4.2 (Tax Adjustment), the percentage of Government Occupancy is established as 32.75% (Based on Government occupancy of 14,199 rentable square feet and total building area of 43,356 rentable square feet. Percentage of occupancy is subject to revision based on actual measurement of Government occupied space at time of final inspection, not to exceed the maximum OASF stated in the SFO, and in accordance with GSA Form 3517, GENERAL CLAUSES.

5. Paragraph 10 is hereby deleted in its entirety and replaced as follows:

In accordance with Paragraph 4.3 (Operating Costs), the escalation base is established as \$6.65 OASF (\$5.79 PRSF) rounded or \$82,224.35.

6. Paragraph 11 is hereby deleted in its entirety and replaced as follows:

In accordance with Paragraph 4.1(C) (Common Area Factor), the common area factor (CAF) is established as 14.90653% based on 12,357 ANSI/BOMA Office Area Square Feet (OASF) and 14,199 rentable square feet.

7. Paragraph 17 is hereby deleted in its entirety and replaced as follows:

In accordance with the SOLICITATION FOR OFFERS 8FL2324, Paragraph 2.4 the Lessor and the Broker have agreed to a SFO 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] per month rounded, for three (3) months of the lease. 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 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:

First Month's Rental Payment \$34,658.40 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent;

Second Month's Rental Payment \$34,658.40 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent;

Third Month's Rental Payment \$34,658.40 minus prorated Commission Credit of \$ [REDACTED] equals [REDACTED] adjusted Third Month's Rent

Fourth Month's Rental Payment shall commence in full.

Except as expressly provided herein, all terms, covenants, conditions and agreements set forth in the Lease shall remain unchanged and in full force and effect.

In the event of a conflict between this Supplemental Lease Agreement No. 1 and the Lease, this Supplemental Lease Agreement No. 1 shall control.

****EXHIBIT A FOLLOWS****

INITIALS: _____ LESSOR
 A GOVT

GSA FORM 276 (REV. 8/2006) BACK