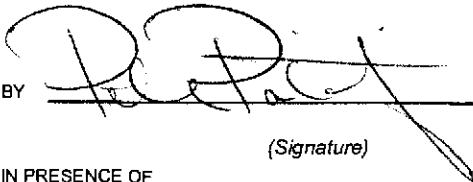
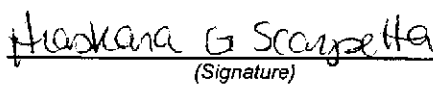
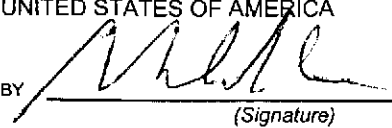


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2	DATE <div style="font-size: 1.2em;">7/29/10</div>						
TO LEASE NO. GS-04B-59820								
ADDRESS OF PREMISES: 830 Central Avenue, St. Petersburg, Florida 33701-3630								
<p>THIS AGREEMENT, made and entered into this date by and between 830 Central, LLC</p> <p>whose address is: c/o Xenia Management Corporation 2340 Drew Street Suite 300 Clearwater, Florida 33765-3310</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government: WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective July 27, 2010, as follows:</p> <p style="margin-top: 20px;">1. The Government hereby accepts the Lessor's proposal to provide, install and maintain the tenant improvements as described in the Lessor's final proposal dated 7/27/10. Alterations shall be in full accordance with SFO 8FL2329, the Lease terms, and the final approved construction drawings to include all necessary labor and materials.</p> <p>Total Cost: \$657,825.30</p> <p>In accordance with Lease Paragraph 10 and SFO 8FL2329, the payment of the Tenant Improvement costs shall be broken down as follows:</p> <table style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 60%;">Amortized over the 5 year initial term of the lease:</td> <td style="text-align: right;">\$ 598,981.57</td> </tr> <tr> <td>Via lump sum as described in this agreement</td> <td style="text-align: right;"><u>\$ 58,843.73</u></td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">\$ 657,825.30</td> </tr> </table> <p>All other terms and conditions of the lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p> <p>LESSOR 830 Central, LLC</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>BY <u></u> (Signature)</p> </div> <div style="width: 45%; text-align: center;"> <p><u>Manager</u></p> </div> </div> <p>IN PRESENCE OF</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <p><u></u> (Signature)</p> </div> <div style="width: 45%; text-align: center;"> <p><u>2340 Drew St Clearwater FL 33765</u> (Address)</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>UNITED STATES OF AMERICA</p> <p>BY <u></u> (Signature)</p> </div> <div style="width: 45%; text-align: center;"> <p>CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION (Official Title)</p> </div> </div>			Amortized over the 5 year initial term of the lease:	\$ 598,981.57	Via lump sum as described in this agreement	<u>\$ 58,843.73</u>	Total:	\$ 657,825.30
Amortized over the 5 year initial term of the lease:	\$ 598,981.57							
Via lump sum as described in this agreement	<u>\$ 58,843.73</u>							
Total:	\$ 657,825.30							

The Government shall reimburse the Lessor in a lump sum payment in the amount of \$58,843.73 upon receipt of an original invoice after completion, inspection, and acceptance of the work by the Contracting Officer.

2. Payment will be made electronically through the finance website www.finance.gsa.gov. 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 that 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.

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

General Services Administration
Attn: Michael Ellis, Contracting Officer
7771 West Oakland Park Boulevard
Suite 119
Sunrise, Florida 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 item(s) delivered
- GSA PDN Number FS0019288 (to be supplied by Contracting Officer upon execution of this SLA)

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

3. The Lessor waives restoration.

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

INITIALS:  
LESSOR GOV'T