

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT  
NO. 3

DATE 09/20/10

TO LEASE NO.  
GS- 04B-59833

ADDRESS OF PREMISES

830 & 850 Central Avenue, St. Petersburg, Florida 33701-3324

THIS AGREEMENT, made and entered into this date by and between

830 Central, LLC

whose address is

2340 Drew Street, Suite 300  
Clearwater, FL 33765-3310

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above

Lease as it relates to the [REDACTED] space totaling 19,393 OASF yielding 22,302 RSF.

To amend Item #9 of the SF2 dated 8/14/09, regarding the Tenant Improvement Allowance in the Lease of \$36.19.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said

Lease is amended effective February 17, 2010, as follows:

The rent rate in paragraph 3, the Tenant Improvement Allowance (TI) provided in the lease is \$36.19 OASF rounded or \$701,832.67 amortized at an interest rate of 5.5% over 10 years. 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 \$36.19 OASF rounded (for up to 19,393 OASF) or \$701,832.67, the balance due the Lessor will be paid by rental adjustment or lump sum to be determined by the Government. If the entire T/I of \$36.19 OASF rounded or \$701,832.67 is not used, the Government will adjust the rental rate downward to off-set the difference in the tenant improvement. 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.

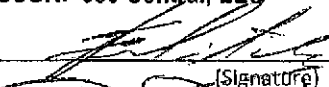
In addition to the T/I payment specified above a one time lump sum payment in the amount of \$86,000.00 for the overtime construction services rendered will be paid. Such payment will be made upon inspection and satisfactory completion of the construction.

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: 830 Central, LLC

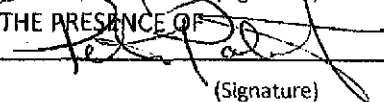
BY

  
(Signature)

MAN. MOR

(Title)

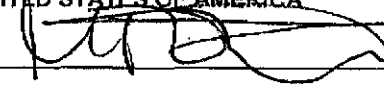
IN THE PRESENCE OF

  
(Signature)

(Title)

UNITED STATES OF AMERICA

BY

  
(Signature)

General Services Administration  
Milagros (Millie) Toro, Contracting Officer  
(Official Title)