

SUPPLEMENTAL LEASE AGREEMENT

| SUPPLEMENTAL LEASE AGREEMENT NO. | TO LEASE NO. | DATE | PAGE |
|----------------------------------|--------------|----------|--------|
| 3 | GS-04B-59841 | 12/29/10 | 1 of 5 |

ADDRESS OF PREMISES

5850 T. G. Lee Blvd, Suite 610, Orlando, Florida 32822-4411

THIS AGREEMENT, made and entered into this date by and between **Citadel I Limited Partnership**

Whose address is 1515 N Federal Hwy, Suite 306

Boca Raton, Florida 33432-1911

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 provide for an increase in square footage.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended effective December 8, 2010 as follows:

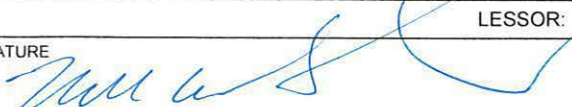
1. The purpose of this supplemental lease agreement is to provide for an expansion to the leased premises of 795 rentable square feet (685 ANSI/BOMA office area square feet), at 5850 T.G. Lee Blvd, Suite 150, for a period beginning on February 1, 2011 (or upon completion and acceptance by GSA of the tenant alterations, whichever is later) and ending on March 31, 2015. The new total square footage for the lease shall be 13,974 rsf (12,042 ANSI/BOMA office area square feet).


Paragraph No. 1 as set forth in the Standard Form 2 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

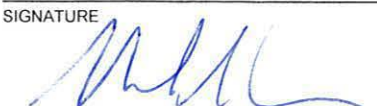
"1. The Lessor hereby leases to the Government the following described premises:

A total of 13,974 rentable square feet (rsf) of office and related space consisting of 11,834 RSF/ 10,198 OASF on the 6th floor (Suite 610), 1,345 RSF/1,159 OASF on the 4th floor (Suite 440), and 795 RSF /685 OASF on the 1st floor (Suite 150) located at 5850 T.G. Lee Boulevard, Orlando, Orange County, Florida 33432-1911. The parking-to-square foot ratio available on site shall at least meet current local code requirements, or in the absence of a local code requirement on site parking shall be available at a ratio of one space for every 300 rentable square feet of Government -demised area. Additionally, the Lessor shall provide two reserved parking spaces designated on Exhibit A. There is no additional charge to the Government for parking.

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

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|--|---|
| LESSOR: Citadel I Limited Partnership | |
| SIGNATURE  | NAME OF SIGNER Mark A. Gensheimer, President Citadel I Incorporated, General Partner Citadel I Limited Partnership |
| ADDRESS 1515 N. Federal Hwy., Ste. 306, Boca Raton, FL 33432 | |

| | |
|--|------------------------------------|
| IN PRESENCE OF | |
| SIGNATURE  | NAME OF SIGNER Susan E. Nichols |
| ADDRESS 1515 N. Federal Hwy., Ste. 306, Boca Raton, FL 33432 | |

| | |
|--|---|
| UNITED STATES OF AMERICA | |
| SIGNATURE  | NAME OF SIGNER Michael S. Ellis |
| | OFFICIAL TITLE OF SIGNER Contracting Officer |

2. Paragraph No. 3 as set forth in the Standard Form 2 and all subsequent Supplemental Lease Agreements is hereby amended as follows:

| *02/01/2011 - 03/31/2013 | | | | | | | | |
|---------------------------------|----------------------|----------------|------------------------|----------------|----------------------------|----------------|--------------------------|-------------------|
| RSF | Base Rent | PSF | *Operating Rent | PSF | Tenant Improvements | PSF | Total Annual Rent | |
| 11,834 | \$ 169,226.20 | \$ 14.30 | \$ 82,838.00 | \$ 7.00 | \$ 32,780.18 | \$ 2.77 | \$ | 284,844.38 |
| 1,345 | \$ 19,233.50 | \$ 14.30 | \$ 9,415.00 | \$ 7.00 | \$ 3,670.47 | \$ 2.73 | \$ | 32,318.97 |
| 795 | \$ 11,368.50 | \$ 14.30 | \$ 5,565.00 | \$ 7.00 | \$ - | \$ - | \$ | 16,933.50 |
| 13,974 | \$ 199,828.20 | \$14.30 | \$ 97,818.00 | \$ 7.00 | \$ 36,450.65 | \$ 2.61 | \$ | 334,096.85 |

| 04/01/2013 - 03/31/2015 | | | | | | | | |
|--------------------------------|----------------------|----------------|---------------------|----------------|-------------|------|-----------|-------------------|
| 11,834 | \$ 212,893.66 | \$ 17.99 | \$ 82,838.00 | \$ 7.00 | \$ - | | \$ | 295,731.66 |
| 1,345 | \$ 24,196.55 | \$ 17.99 | \$ 9,415.00 | \$ 7.00 | \$ - | | \$ | 33,611.55 |
| 795 | \$ 14,302.05 | \$ 17.99 | \$ 5,565.00 | \$ 7.00 | \$ - | \$ - | \$ | 19,867.05 |
| 13,974 | \$ 251,392.26 | \$17.99 | \$ 97,818.00 | \$ 7.00 | \$ - | | \$ | 349,210.26 |

* Operating rent subject to CPI adjustments

* Acceptance date 02/01/2011 subject to change

3. The base cost of services for escalation purposes is hereby reestablished at \$97,818.00 (based on an unchanged \$7.00/rsf)"

4. Paragraph No. 17 as set forth in the Standard Form 2 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

"17. In accordance with Paragraph 4.2 (Tax Adjustment), the percentage of Government occupancy is established at 10.23%. (Based on 13,974 rsf and a total building area of 136,625 rsf)."

5. The Government may bring service dogs into the building and leased premises that are fully trained for purposes of [REDACTED] activities. Each dog must be on a leash and accompanied by a handler at all times, at no time will the Government bring onto the property dogs trained for aggressive behavior. The handler will exercise care to prevent contact between the dogs and other tenants in the building. The dogs may not stay in the leased premises overnight. The handlers must use the east service entrance for dog ingress and egress, as designated on Exhibit A; at no time will any dog be permitted in the common areas of the building. The common areas are defined as any interior portion of the building, except the leased premises and the first floor corridor from the east service entrance to the leased premises, as designated in Exhibit B. The handlers will direct the dogs to relieve themselves outside the east service entrance, as designated in Exhibit A. The dog handlers will immediately collect and dispose of any dog waste in the trash receptacles located outside at the east service entrance; at no time will the dog handlers dispose of waste inside the building. The Government shall provide sound proofing for all interior walls and ceilings, and a separate HVAC package unit system. The Government shall be responsible to the Lessor for any damage or injury caused by the Government in association with the activities of the dogs or their handlers.

INITIALS  LESSOR &  GOV'T

6. Any alterations requested by the Government in the expansion space shall be paid for by the Government. Prior to commencement of the Tenant Improvements the Lessor shall submit to the Contracting Officer a minimum of three qualified bids for construction of the Tenant Improvements. Each proposal shall be submitted in Construction Specifications Institute (CSI) format by the proposed contractors and reviewed by the Government. The Government reserves the right to determine if bids meet with the scope of work, that the price is reasonable, and that the Offeror is qualified to perform the work. The Government reserves the right to reject all bids, at its sole discretion.

Once the Government determines that there is adequate competition, and upon the Government's acceptance of the Lessor's cost proposal based upon that competition (provided the Lessor selects the competition's lowest priced bid of a contractor qualified to perform the subject work), the Contracting Officer shall issue to the Lessor a Notice to Proceed for the subject work. The Government shall reimburse the Lessor in a lump sum payment, upon receipt of an original invoice after completion, inspection, and acceptance of the work by the Contracting Officer.

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: _____ (to be provided to Lessor 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.

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

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

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