

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 1 TO LEASE NO. GS-04B-61009	DATE <u>4/14/2011</u>				
ADDRESS OF PREMISES <u>125 W Romana St, Pensacola, FL 32502-5856</u>						
THIS AGREEMENT, made and entered into this date by and between: One Pensacola Plaza, LLC						
whose address is <u>125 W. Romana St</u> <u>Pensacola, FL 32502-5856</u>						
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:						
WHEREAS, the parties hereto desire to amend the above lease.						
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, as follows:						
Effective July 1, 2010, The Government shall pay the Lessor annual rent, monthly, in arrears, as follows:						
Term	RSF/ABOA	Base Rent	Operating Rent	Rate RSF/ABOA	Monthly	Annual
7/1/2010-6/30/2013	4,048/3,520	\$65,172.80	\$23,883.20	\$22/\$25.30	\$7,421.33	\$89,056.00
7/1/2013-6/30/2015	4,048/3,520	\$69,625.60	\$23,883.20	\$23.10/\$26.57	\$7,792.40	\$93,508.80
A. Included in the rent at no additional cost to the government are 6 surface parking spaces for exclusive use of the Government employees and patrons.						
B. The common area factor for the leased premises occupied by the Government is established as 1.15 (see "Common Area Factor" paragraph of the lease).						
THIS AREA INTENTIONALLY LEFT BLANK						
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.						
LESSOR: One Pensacola Plaza, LLC						
BY <u>[Signature]</u> (Signature)		<u>Manning partner</u> (Title)				
IN PRESENCE OF <u>[Signature]</u> (Signature)		<u>308 E. Pearl St, Ste 200</u> <u>Jackson, MS 39201</u> (Address)				
UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION						
BY <u>[Signature]</u> (Signature)		<u>Contracting Officer</u> (Official Title)				

Continuation of SLA #1 for GS-04B-61009

- C. The Government shall pay the Lessor in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

ONE PENSACOLA PLAZA, LLC
125 W ROMANA ST
STE 720
PENSACOLA, FL 32502-5856

- D. The Government may terminate this lease in whole or in part at any time on or after June 30, 2013 by giving at least 90 days' notice in writing to the Lessor, and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.
- E. In accordance with the SFO paragraph entitled Adjustment for Vacant Premises, the adjustment is established as \$18.51 per USF for vacant space (rental reduction).
- F. In accordance with the SFO Paragraph entitled Overtime Usage, the rate for overtime usage is established as \$25 per hour.


Lessor


Govt.