

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
01	LFL61808	August 12, 2011	1 of 2

ADDRESS OF PREMISES

1211 Governor's Square Blvd., Tallahassee, Florida 32308-2933

THIS AGREEMENT, made and entered into this date by and between Visconti Family Limited Partnership

Whose address is: 2928 Wellington Circle, Suite 201
Tallahassee, Florida 32309-6879

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 establish the date of beneficial occupancy of the Government leased space and order tenant improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective August 1, 2011 as follows:

I. Part II Offer, Section B "Term", is hereby deleted in its entirety and the following is inserted in lieu thereof:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for a term beginning August 1, 2011 through July 31, 2021. The Government may terminate this lease, in whole or in part, at any time on or after the five (5) year firm term, by giving at least 60 days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

II. Via letter on June 8, 2011, the Government issued a Notice to Proceed for Tenant Improvements in the amount of \$4,277.30. In accordance with Attachment B "Tenant Improvements", the payment of these Tenant Improvement costs shall be broken down as follows:

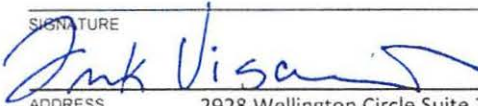
Amortized cost of tenant improvements: \$ 4,277.30

The tenant improvement cost shall be \$4,277.30 (\$1.85969565 / BOSF) amortized over 60 months at 6.5% payable monthly at the rate of \$83.69 or \$1004.28 annually (\$0.4366 prsf)."

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

LESSOR

SIGNATURE



NAME OF SIGNER

Frank Visconti, President of FLV, Inc.
Its General Partner

ADDRESS

2928 Wellington Circle Suite 201
Tallahassee, Florida 32309

IN PRESENCE OF

SIGNATURE



NAME OF SIGNER

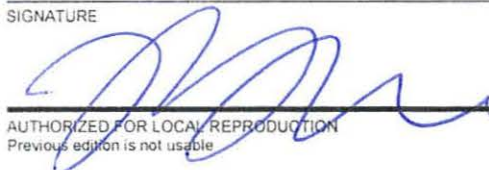
Ella H Goodwin

ADDRESS

2928 Wellington Circle Suite 201
Tallahassee, Florida 32309

UNITED STATES OF AMERICA

SIGNATURE



NAME OF SIGNER

Kwame Agyem

OFFICIAL TITLE OF SIGNER

Contracting Officer

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GSA FORM 276 (REV. 12/2006)

III. Attachment I, Rental Rate Schedule, of this lease is hereby deleted and the following is inserted in lieu thereof:

"3. The Government shall pay the Lessor annual rent, monthly, in arrears, as follows:

Years 1-10 (dollar figures below are annual figures unless otherwise noted):

<u>Year</u>	<u>Shell Rental</u>	<u>TI</u>	<u>Op Cost (in lease*):</u>	<u>Annual</u>	<u>Parking</u>	<u>Total /rsf</u>	<u>Monthly</u>
1	\$22,310.00	\$1,004.28	\$14,628.00	\$37,942.28	\$0	\$16.4966	\$3,161.8566
2	\$22,310.00	\$1,004.28	\$14,628.00	\$37,942.28	\$0	\$16.4966	\$3,161.8566
3	\$22,310.00	\$1,004.28	\$14,628.00	\$37,942.28	\$0	\$16.4966	\$3,161.8566
4	\$22,310.00	\$1,004.28	\$14,628.00	\$37,942.28	\$0	\$16.4966	\$3,161.8566
5	\$22,310.00	\$1,004.28	\$14,628.00	\$37,942.28	\$0	\$16.4966	\$3,161.8566
6	\$22,310.00		\$14,628.00	\$36,938.00	\$0	\$16.06	\$3,078.1666
7	\$22,310.00		\$14,628.00	\$36,938.00	\$0	\$16.06	\$3,078.1666
8	\$22,310.00		\$14,628.00	\$36,938.00	\$0	\$16.06	\$3,078.1666
9	\$22,310.00		\$14,628.00	\$36,938.00	\$0	\$16.06	\$3,078.1666
10	\$22,310.00		\$14,628.00	\$36,938.00	\$0	\$16.06	\$3,078.1666

*The operating rent is subject to annual CPI escalations. Base cost of services is established at \$6.36/RSF

**For administrative purposes, the common area factor is established at 1.00 (2,300RSF/2,300USF)

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

INITIALS:


LESSOR

&


GOVT