

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 3  TO LEASE NO. GS-04B61952
ADDRESS OF PREMISES 925 SE 1 <sup>st</sup> Street, Belle Glade, FL 33430-4305	PDN Number:

THIS AMENDMENT is made and entered into between **Roy E. Burch, Trustee**

whose address is: **2885 Jupiter Park Drive, Suite 1800  
Jupiter, FL 33458-6046**

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 Rent Commencement date; Rent Schedule; and Tenant Improvement Allowance (TI) to be amortized.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective February 27, 2013 as follows:

This Lease Amendment contains 2 pages.

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 below date.


**FOR THE LESSOR:**

Signature:   
Name: Roy E. Burch  
Title: Trustee  
Entity Name: Troy E Burch Trust  
Date: 06/03/13

**FOR THE GOVERNMENT:**

Signature:   
Name: QuoVadis Green  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: Jun 13 2013

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name: Christina Neville Rombough  
Title: Manager  
Date: 6/3/2013

**Page 2 of 2, Lease Amendment Number 3, Lease #: GS-04B-61952**

A. The total cost of the Tenant Improvements is **\$276,268.65**. The Lessor and the Government agree to amortize the amount of **\$276,268.65**, at an interest rate of 5.5% over the remaining firm term.

B. **Amended Rent Schedule:**

The Government shall pay the Lessor annual rent of \$132,707.90 at the rate of \$ 11,058.99 per month in arrears from **February 8, 2011 - February 26, 2013** for existing 5,785 rentable square feet (existing space).

The Government will modify rent as of **February 27, 2013** to include the expansion space of **1,960** rentable square feet for a total of **7,745** rentable square feet. The Government shall pay the Lessor annual rent of **\$280,409.77** at the rate of **\$23,367.48** per month in arrears for the remaining firm term.

The Government will pay annual rent of **\$169,770.40** at the rate of **\$14,147.53** per month in arrears for years 6-10.

**Lease Term -**

**2/08/2011 - 2/26/2013                      5,785 RSF                      5,706 USF                      Annual Rates (RSF)**

Warm Lit Shell	\$15.61	\$15.82	\$ 90,303.85
Operating Expenses	\$ 7.33	\$ 7.43	\$ 42,404.05
Total	<b>\$22.94</b>	<b>\$23.25</b>	<b>\$132,707.90</b>

**Lease Term -**

**2/27/2013 - 2/07/16                      7,745 RSF                      7,377 USF                      Annual Rates (RSF)**

Warm Lit Shell	\$15.61	\$16.39	\$120,899.45
Security Costs	\$ 0	\$ 0	\$ 0
Operating Expenses	\$ 7.67	\$ 8.05	\$ 59,404.15
Tenant Improvements	\$12.93	\$13.57	\$100,106.17
Total	<b>\$36.21</b>	<b>\$38.01</b>	<b>\$280,409.77</b>

**Lease Term -**

**2/08/2016 - 2/07/21                      7,745 RSF                      7,377 USF                      Annual Rates (RSF)**

Warm Lit Shell	\$14.25	\$14.96	\$110,366.25
Operating Expenses	\$ 7.67	\$ 8.05	\$ 59,404.15
Total	<b>\$21.92</b>	<b>\$23.01</b>	<b>\$169,770.40</b>

Rent for a lesser period shall be prorated. Rent shall be made payable to:

Roy E. Burch, Trustee  
2885 Jupiter Park Drive, Suite 1800  
Jupiter, FL 33458-6046

**All other terms and conditions of this lease shall remain in full force and effect.**

INITIALS:

LESSOR

&

GOV'T