

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
01	LFL62048	June 15, 2012	1 of 2

ADDRESS OF PREMISES

1000 N. Ashley Drive, Suite #630, Tampa, Florida 33602-3723

THIS AGREEMENT, made and entered into this date by and between Ashley Avenue Associates, LLC

Whose address is: 14 Cliffwood Avenue, Suite #200
Matawan, New Jersey 07747-3932

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 and clarify the rental terms

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective June 12, 2012 as follows:

I. "Lease Term", on page one of the Lease, is hereby deleted in its entirety and the following is inserted in lieu thereof:

"To Have and To Hold the said Premises with their appurtenances for the term beginning May 9, 2012 through May 8, 2017 for a period of:

5 Years, 3 Years Firm

Termination rights shall be administered per paragraph 1.05 of this Lease.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor."

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

LESSOR

SIGNATURE



NAME OF SIGNER

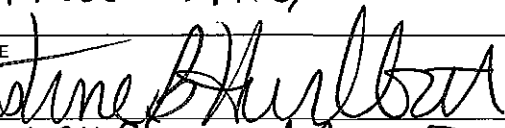
Stephen Cassidy

ADDRESS

14 Cliffwood Ave, Suite 200, Matawan, NJ 07747

IN PRESENCE OF

SIGNATURE



NAME OF SIGNER

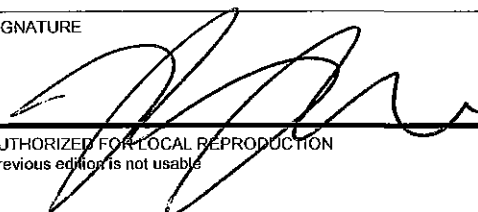
Kristine B Hurlbut

ADDRESS

14 Cliffwood Ave, Suite 200, Matawan, NJ 07747

UNITED STATES OF AMERICA

SIGNATURE



NAME OF SIGNER

Ken Idle

OFFICIAL TITLE OF SIGNER

Contracting Officer

II. Exhibit A, GSA Form 1364A, sections 10-13 & 25, of this lease are 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 1-5 (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>Parki ng</u>	<u>Total /rsf</u>	<u>Monthly</u>
1	\$31,031.24	\$0	\$14,284.51	\$45,315.75	\$0	\$18.50	\$3,776.31
2	\$32,402.96	\$0	\$14,284.51	\$46,687.47	\$0	\$19.06	\$3,890.62
3	\$33,799.18	\$0	\$14,284.51	\$48,083.69	\$0	\$19.63	\$4,006.97
4	\$35,244.38	\$0	\$14,284.51	\$49,528.89	\$0	\$20.22	\$4,127.41
5	\$36,738.58	\$0	\$14,284.51	\$51,023.09	\$0	\$20.83	\$4,251.92

* The operating rent is NOT subject to annual CPI escalations. Base cost of services is established at \$5.83PRSF

** For administrative purposes, the common area factor is established at 1.15 (2,450RSF/2,130USF)

***Tenant Improvements: Tenant shall accept The Premises in As-Is condition. Future improvements shall be at Tenant's expense and shall be in accordance with specifications in this document.

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

INITIALS:


LESSOR

&


GOV'T