

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL  
AGREEMENT  
NO. 2

DATE

8/6/2012

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-04B-62158

ADDRESS OF PREMISES Park Tower, Suite 2100 and Suite 2060, 400 North Tampa Street, Tampa, FL 33602-4309

THIS AGREEMENT, made and entered into this date by and between: PT Associates, L.P., a Delaware Limited Liability Partnership, by SAP IV Park Tower NF GP LLC, a Delaware Limited Liability Company, its General Partner, by SAP IV Manager, Inc. a Delaware Corporation, its Manager

whose address is: 311 Park Place Boulevard, Suite 600,  
Clearwater, FL 33759

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 confirm the agreed lease term and to accept the Tenant Improvements that were completed on 06/07/2012.

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

Section 1.03 Rents and Other Consideration, Paragraph A, is deleted and replaced as follows:

"A. The Government shall pay the Lessor Annual rent, Payable in monthly installments in arrears, at the following rates:

1). For the period 2/15/2012 during the build-out of suite 2060(Based on 14,275 RSF / 12,700 ANSI BOMA)

	02/15/2012	
	Annualized Rent	Annual Rate/RSF
Shell Rent	\$412,404.75	\$28.89
Operating Cost	\$81,938.50	\$5.74
TOTAL Annual Rent	\$494,343.25	\$34.63

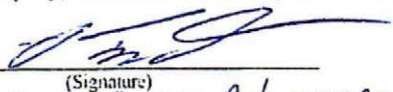
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All other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: PT Associates, L.P., a Delaware Limited Liability Partnership, by SAP IV Park Tower NF GP LLC, a Delaware Limited Liability Company, its General Partner, by SAP IV Manager, Inc. a Delaware Corporation, its Manager

BY

  
(Signature)

EXECUTIVE VICE PRESIDENT  
(Title)

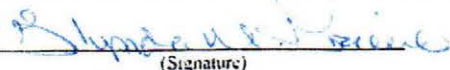
IN PRESENCE OF

L. Thomas Ostermayer  
Madeline A. Vispe  
(Signature)

111 Great Neck Rd., Ste. 408  
Great Neck, NY 11021  
(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

BY

  
(Signature)

Contracting Officer  
(Official Title)

2). For the remaining term of the lease 06/07/2012 – 02/14/2022 after acceptance of Suite 2060 (Based on 16,275 RSF / 14,482 ANSI BOMA)

	06/07/2012 – 02/14/2017		02/15/2017 – 02/14/2022	
	Annualized Rent	Annual Rate/RSF	Annualized Rent	Annual Rate/RSF
*Shell Rent	\$470,184.75	\$28.89	\$526,008.00	\$32.32
Operating Cost	\$93,418.50	\$5.74	\$93,418.50	\$5.74
TOTAL Annual Rent	\$563,603.25	\$34.63	\$619,426.50	\$38.06

\* Shell rent includes annual parking charges in the amount of \$86,850 (\$5.34/rsf) for the firm term and \$91,140 (\$5.60/rsf) for the extended term.

On 06/07/2012 the Lease Contracting Officer has inspected and accepts the Tenant Improvements for Suite 2060 that was completed by the Lessor as per Supplemental Lease Agreement No. 1."

Section 1.05 Termination Rights, is deleted and replaced as follows:

"The Government may terminate this Lease, in whole or in part, at any time, after 02/14/2017, by providing not less than 120 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination."

All other terms and conditions of the Lease shall remain in full force and effect.

T.C. — lessor — JLS — gov't