

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1 TO LEASE NO. GS-04B-62425
LEASE AMENDMENT	
ADDRESS OF PREMISES: 505 S Second Street Ft. Pierce, FL 34950-1511	PDN Number: N/A

THIS AMENDMENT is made and entered into between Adams Ranch, Inc.

whose address is: 26003 Orange Avenue
Ft. Pierce, FL 34945-4342

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective August 12, 2013 as follows:

A. Paragraph 1.01 (A) of lease hereby amended as follows:

Office and Related Space: 7,149 rentable square feet (RSF), yielding 6,842 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1st and 2nd floor(s) and known as Suite(s) 100, 220, and 225, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A

B. Paragraph 1.03 (A) of lease hereby amended as follows:

The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	BLOCK A: SUITE 100 (6742 RSF/6818 ABOA SF) + SUITE 220 (398 RSF/ 346 ABOA SF) 6,140 RSF/ 6,984 ABOA SF 25 SURFACE PARKING		BLOCK B: SUITE 225 1,009 RSF/ 878 ABOA SF 4 SURFACE PARKING		TOTAL: 7,149 RSF / 6,842 ABOA SF	
	FIRM TERM	NONE FIRM TERM	FIRM TERM	NONE FIRM TERM	FIRM TERM	NONE FIRM TERM
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$136,001.00	\$136,001.00	\$22,349.35	\$22,349.35	\$158,350.35	\$158,350.35
TENANT IMPROVEMENTS RENT ²	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING COSTS ³	\$40,984.00	\$40,984.00	\$6,735.08	\$6,735.08	\$47,719.08	\$47,719.08
TOTAL ANNUAL RENT	\$176,985.00	\$176,985.00	\$29,084.43	\$29,084.43	\$206,069.93	\$206,069.93

¹Shell rent (Firm Term) calculation: \$22.15 per RSF multiplied by 7,149 RSF

²The Tenant Improvement Allowance of \$0.00 is amortized at a rate of 0 percent per annum over 2 years.

³Operating Costs rent calculation: \$6.675 per RSF multiplied by 7,149 RSF

This Lease Amendment contains 1 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: [Signature]
Name: JERRY D. GRAY
Title: Buildings Manager
Entity Name: Adams Ranch Inc
Date: 8/30/13

FOR THE GOVERNMENT:

Signature: [Signature]
Name: James F. Thompson
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 9/13/13

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
Name: CHERYL L. WATERS
Title:
Date: 8/30/13