

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
LEASE AMENDMENT	TO LEASE NO. GS-04P-LFL00216
ADDRESS OF PREMISES 11100 SW 211 STREET, MIAMI, FL 33189-2806	PDN Number:

THIS AGREEMENT, made and entered into this date by and between: 211 STREET LLC

whose address is: 100 NE 15th Street, Suite 201, Homestead, FL 33030-4578

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 Issue the Notice to Proceed (NTP) for tenant improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 15, 2018 as follows:

- 1). This Lease Amendment (LA) No. 2 is your Notice to Proceed (NTP) to furnish and install Tenant Improvements as required and outlined in Lease No. GS-04P-LFL00216. The total cost for the Tenant Improvement is \$474,992.31 pursuant to attached Exhibit "A".
- 2). Tenant Improvement Allowance included in the rent;
The amount of \$474,992.31 will be amortized into the rent at 6.0% per annum from the effective date through the remaining balance of the firm term ending February 11, 2022 which is estimated to be 47 (forty-eight) months. The actual effective date will be established by issuance of a subsequent LA effective the date of acceptance of space by the GSA, and the rent schedule be adjusted as needed.

Except as modified by Agreements, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of the Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

Attachments;
Exhibit "A" TICS

This Lease Amendment contains 2 page.

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: Adam Bass
Title: MANAGER
Entity Name: 211 STREET LLC

Date: 3/16/2018

FOR THE GOVERNMENT:

Signature: _____
Name: Gregory Trimble
Title: Lease Contracting Officer
GSA, Public Buildings Service

Date: 3/21/2018

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: Beth Bass
Title: WITNESS
Date: 3/16/2018