

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO.17	DATE 6/16/05
	TO LEASE NO. GS-04B-32810	

ADDRESS OF PREMISES 200 East Las Olas Boulevard
 Ft. Lauderdale, Florida 33301

THIS AGREEMENT, made and entered into this date by and between Lauderdale River, Inc.

whose address is c/o Invesco Realty Inc.
~~One Lincoln Center, Suite 1200~~ 13155 Noel Rd. #500
 Dallas, TX 75240

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 19, 2004, as follows:

- See Continuation Page 2

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 above date.

LESSOR <u>Lauderdale River, Inc.</u> BY <u><i>Kevin Johnson</i></u> <small>(Signature)</small>	<u>Kevin Johnson</u> Vice President <small>(Title)</small>
IN PRESENCE OF <u><i>Steve Farrell</i></u> <small>(Signature)</small>	<u>13155 Noel Rd. #500 Dallas, TX 75240</u> <small>(Address)</small>

UNITED STATES OF AMERICA BY <u><i>Patricia A. Brown</i></u> <small>(Signature)</small>	<u>CONTRACTING OFFICER</u> GENERAL SERVICES ADMINISTRATION <small>(Official Title)</small>
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This Supplemental Lease Agreement is issued to reduce the square footage and adjust the annual rent as a result of [REDACTED] vacating their space on the 16th floor.

Paragraph 1 of the subject lease is hereby amended as follows:

1. The Lessor hereby leases to the Government the following described premises:
 A total of 25,411 rentable square feet (rsf), 22,349 usable square feet (usf) of office and related space, consisting of 17,350 usf on the 15th floor and 2,177 usf on the 12th floor for [REDACTED] and 2,822 usf on the 20th floor for the [REDACTED] at the New River Center, 200 E. Las Olas Boulevard, Ft. Lauderdale, Broward County, Florida 33301.

Paragraph 3 of the subject lease is hereby amended as follows:

3. Effective November 19, 2004, through October 22, 2005, the Government shall pay the lessor annual rent in the amount of \$732,638.92 (\$61,053.24 per month) at the rate of \$28.86 prsf. Thereafter, each year on the anniversary date of the lease (October 23), the base rent shall be increased by an additional \$22,349 per year. Rent consists of the following:

<u>Term</u>	<u>BaseRent</u>	<u>Operating</u>	<u>Parking</u>	<u>Annual Rent</u>
11/19/04 - 10/22/05	\$590,344.05	\$131,374.87	\$10,920	\$732,638.92
10/23/05 - 10/22/06	\$612,693.05	\$131,374.87 (as escalated)	\$10,920	\$754,987.92
10/23/06 - 10/22/07	\$635,042.05	\$131,374.87 (as escalated)	\$10,920	\$777,336.92

Rent includes 13 parking spaces for [REDACTED] at \$70.00 per month, per space.

Rent as shown in Paragraph 3 consists of the following:

<u>[REDACTED] (22,202 rsf / 19,527 usf)</u>			
Base rent:	\$23.23 prsf	\$515,793.11 per annum	
Operating rent:	5.17 prsf	114,784.34 per annum	
Parking:	0 spaces	0.00	
Total Rent:			\$630,577.45 per annum

<u>[REDACTED] (3,209 rsf / 2,822 usf)</u>			
Base rent:	\$23.23 prsf	\$ 74,545.07 per annum	
Operating rent:	5.17 prsf	16,590.53 per annum	
Parking:	13 spaces	10,920.00 per annum	
Total Rent:			\$102,055.60 per annum

INITIALS
 [REDACTED] LESSOR

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Paragraph 10 of the subject lease is amended to read:

10. In accordance with Paragraph 3.3 of SFO92571, the percentage of Government occupancy is 9.12 (based on Government occupancy of 25,411 rsf and total building area of 278,626 rsf.

Base cost of services and utilities for CPI escalation purposes is established at \$123,599.10.

INITIALS

GOV'T PB	LESSOR
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