

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-04P-LFL60146
ADDRESS OF PREMISES 1124 1ST STREET WINTER HAVEN, FL. 33880	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between [REDACTED]

**EMAILED**  
11-3-14  
2 pages

Whose address is: [REDACTED]

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 provide for alterations to the leased space.

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

The purpose of this Lease Amendment is to accept tenant improvements to the Premises and commence rent effective September 15, 2014.

A. **LEASE TERM** is hereby deleted in its entirety and replaced as follows:

To Have and To Hold the said Premises with its appurtenances for the term beginning upon the acceptance of the Premises as required by the Lease and continuing for a period of September 15, 2014 thru September 14, 2024, subject to termination in whole or in part, after September 15, 2019. Refer to Paragraph 1.05 of the lease.

B. GSA Form L201C, Section 1.03, Paragraph A, is hereby deleted in its entirety and replaced as follows:

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

September 15, 2014 – September 14, 2019	September 15, 2019 – September 14, 2024
Annual Rent	Annual Rent

This Lease Amendment contains 2 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: [REDACTED]  
 Name: [REDACTED]  
 Title: [REDACTED]  
 Entity Name: Leah + Oswald Carreron  
 Date: 11/3/14

[REDACTED]  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 11/10/2014

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: Secretary  
 Date: 11/3/14

Shell Rent <sup>1</sup>	\$21,383.10	\$21,383.10
Tenant Improvements Rent <sup>2</sup>	\$15,047.76	\$0.00
Operating Rent <sup>3</sup>	\$ 14,510.70	\$14,510.70
Building Specific Security <sup>4</sup>	\$0.00	\$0.00
Parking Rent <sup>5</sup>	\$0.00	\$0.00
<b>Total Annual Rent</b>	<b>\$ 50,941.56</b>	<b>\$ 35,893.80</b>

<sup>1</sup>Shell Rent Calculation:

(Firm Term) \$10.33\* per RSF multiplied by 2070 RSF

(Non-Firm Term) \$10.33\* per RSF multiplied by 2070 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$68,089.93 is amortized at a rate of 4 percent per annum over 5 years.

<sup>3</sup>Operating Costs Rent Calculation: \$7.01\* per RSF multiplied by 2070 RSF.

<sup>4</sup>Building Specific Security: There are no building specific security costs associated with this lease.

<sup>5</sup>Parking costs are for 9 reserved parking spaces and 0 structured parking spaces reflecting a rate of \$0 per reserved space and \$0 per structured space per month.

•Rates may be rounded.

C. GSA Form L201C, Section 1.05, is hereby deleted in its entirety and replaced as follows:

**"1.05 TERMINATION RIGHTS (AUG 2011)**

The Government may terminate this Lease, in whole or in part, at any time effective after September 15, 2019, by providing not less than 60 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."

Except as modified in this Agreement, 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 this 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.

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INITIALS:

  
LESSOR

&

  
GOV'T