

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
LEASE AMENDMENT ADDRESS OF PREMISES 500 East Broward Boulevard, Fort Lauderdale, FL 33394	TO LEASE NO. GS-04P-LFL60464

THIS AMENDMENT is made and entered into between FTL 500 CORP

whose address is: 290 NW 165th Street, M-400, Miami, FL 333169

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 add Tenant Improvement (TI) annual rent rates to the 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 May 1, 2017, as follows:

TO HAVE AND TO HOLD the said premises with its appurtenances for the term beginning on September 27, 2016 through September 26, 2026, subject to termination and renewal rights as may be hereinafter set forth.

1.03 RENT AND OTHER CONSIDERATION (SEP 2015)

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

	MAY 1, 2017 -SEPTEMBER 26, 2021	SEPTEMBER 27, 2021 -SEPTEMBER 26, 2026
	ANNUAL RENT (FIRM TERM)	ANNUAL RENT (FIRM TERM)
SHELL RENT ¹	\$1,272,234.50	\$1,429,935.40
TENANT IMPROVEMENTS RENT ²	\$44,944.83	\$44,944.83
OPERATING COSTS ³	\$268,644.24	\$268,644.24
TOTAL ANNUAL RENT	\$1,585,823.57	\$1,743,524.47

¹Shell rent calculation:

(Firm Term, May 1, 2017-September 26, 2021) \$29.93 per RSF multiplied by 42,507 RSF.

(Firm Term, September 27, 2021-September 26, 2026) \$33.64 per RSF multiplied by 42,507 RSF.

²Tenant Improvement(s) (TIs) of \$296,651 are amortized at a rate of 8 percent per annum over 113 months.

³Operating Costs rent calculation: \$6.32 per RSF multiplied by 42,507 RSF.

*Parking costs are offered in the shell rental rates, (34) structured/reserved/inside parking spaces for [REDACTED] and [REDACTED]

This Lease Amendment contains 1 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:

FOR THE GOVERNMENT:

Signature: [REDACTED]

Signature: [REDACTED]

Name: ELLEN RIVERA

Name: [REDACTED]

Title: Senior Property Manager

Title: Lease Contracting Officer

Entity Name: FTL 500 Corp.

GSA, Public Buildings Service,

Date: 5/1/2017

Date: 5/3/17

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]

Name: ROSEBAIRE ANTOINE

Title: Asst. Property Manager

Date: 5.1.17

