

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE**

LEASE AMENDMENT No. 1

LEASE AMENDMENT

TO LEASE NO. GS-04P-LFL60522

ADDRESS OF PREMISES
8345 Biscayne Blvd.
Miami, FL 33138-3506

PDN Number: N/A

THIS AMENDMENT is made and entered into between

whose business address is: Cohen Investments Realty, INC.
13701 North Kendal Dr., Ste 204
Miami, FL 33186-1309

whose mailing address is: Cohen Investments Realty, INC.
7746 Fisher Island Dr.,
Miami Beach, FL 33109

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 initiate 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 June 1, 2016 as follows:

A. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on June 1, 2016 through May 31, 2021.

	6/01/2016 – 5/31/2017	6/01/2017 – 5/31/2018	6/01/2018 – 5/31/2019	6/01/2019 – 5/31/2020	6/01/2020 – 5/31/2021
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$243,123.35	\$250,409.55	\$257,910.05	\$265,624.85	\$273,661.10
TENANT IMPROVEMENTS RENT ²	\$12,370.24	\$12,370.24	\$12,370.24	\$0.00	\$0.00
OPERATING COSTS ³	\$53,575.00	\$53,575.00	\$53,575.00	\$53,575.00	\$53,575.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PARKING ⁵	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$309,068.59	\$316,354.79	\$323,855.29	\$319,199.85	\$327,236.10

¹Shell rent calculation:

(6/01/16 - 5/31/17) \$22.69 per RSF multiplied by 10,715 RSF
(6/01/17 - 5/31/18) \$23.37 per RSF multiplied by 10,715 RSF
(6/01/18 - 5/31/19) \$24.07 per RSF multiplied by 10,715 RSF
(6/01/19 - 5/31/20) \$24.79 per RSF multiplied by 10,715 RSF
(6/01/20 - 5/31/21) \$25.54 per RSF multiplied by 10,715 RSF

²Tenant Improvements of \$34,395.15 are amortized at a rate of 5 percent per annum over 3 years.

³Operating Costs rent calculation: \$5.00 per RSF multiplied by 10,715 RSF

⁴Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of 0 percent per annum over 0 years

⁵Parking costs are billed at a rate of \$0.00 per space per year multiplied by 30 parking spaces.

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:

Signature: [Redacted]
Name: RICHARD COHEN
Title: PRESIDENT
Entity Name: COHEN INVESTMENTS REALTY INC.
Date: 7-8-16

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: James Thompson
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 8/9/16

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: Martha Bustos
Title: MAINTENANCE
Date: 7-8-16