

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u>1</u> TO LEASE NO. GS-04P-LFL60525
ADDRESS OF PREMISES Centennial Express, Inc. 1251 NW 36 th St., Miami, FL 33142	PDN Number: N/A

THIS AMENDMENT is made and entered into between

whose address is: Centennial Express, Inc.
 2500 NW 39th St., Ste 104
 Miami, FL 33142

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 13, 2016 as follows:

- A. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on June 13, 2016 through June 12, 2026.
- B. This Lease Amendment No. 1 deletes paragraph 1.01 THE PREMISES (JUN 2012) from Lease LFL60525 and replaces it with the following:

1.01 THE PREMISES (JUN 2012)

The Premises are described as follows:

- A. Office and Related Space: 13,209.00 rentable square feet (RSF), yielding 13,209.00 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1 floor(s) and known as Suite(s) Ground Floor, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit 12.
- B. Common Area Factor: The Common Area Factor (CAF) is established as 1.00 percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

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: _____
 Name: _____
 Title: DIRECTOR
 Entity Name: CENTENNIAL EXPRESS, INC.
 Date: 6/6/16

FOR THE GOVERNMENT:

Signature: _____
 Name: James Thompson
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 6/6/16

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: Michael C. Mendoza
 Title: EXECUTIVE DIRECTOR, OFFICE OF CEO
 Date: 6/6/16

- C. This Lease Amendment No. 1 deletes paragraph 1.03 THE PREMISES (JUN 2012) from Lease LFL60525 and replaces it with the following:

	6/13/2016 – 6/12/2017	6/13/2017 – 6/12/2018	6/13/2018 – 6/12/2019	6/13/2019 – 6/12/2020	6/13/2020 – 6/12/2021
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$224,553.00	\$229,044.06	\$233,624.94	\$238,297.44	\$243,063.39
TENANT IMPROVEMENTS RENT ²	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OPERATING COSTS ³	\$73,574.13	\$73,574.13	\$73,574.13	\$73,574.13	\$73,574.13
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	\$298,127.13	\$302,618.19	\$307,199.07	\$311,871.57	\$316,637.52

	6/13/2021 – 6/12/2022	6/13/2022 – 6/12/2023	6/13/2023 – 6/12/2024	6/13/2024 – 6/12/2025	6/13/2025 – 6/12/2026
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$247,924.66	\$252,883.15	\$257,940.81	\$263,099.63	\$268,361.62
TENANT IMPROVEMENTS RENT ²	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OPERATING COSTS ³	\$73,574.13	\$73,574.13	\$73,574.13	\$73,574.13	\$73,574.13
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	\$321,498.79	\$326,457.28	\$331,514.94	\$336,673.76	\$341,935.75

¹Shell rent calculation:

(6/13/16 - 6/12/17) \$17.00 per RSF multiplied by 13,209 RSF
 (6/13/17 - 6/12/18) \$17.34 per RSF multiplied by 13,209 RSF
 (6/13/18 - 6/12/19) \$17.69 per RSF multiplied by 13,209 RSF
 (6/13/19 - 6/12/20) \$18.04 per RSF multiplied by 13,209 RSF
 (6/13/20 - 6/12/21) \$18.40 per RSF multiplied by 13,209 RSF
 (6/13/21 - 6/12/22) \$18.77 per RSF multiplied by 13,209 RSF
 (6/13/22 - 6/12/23) \$19.14 per RSF multiplied by 13,209 RSF
 (6/13/23 - 6/12/24) \$19.53 per RSF multiplied by 13,209 RSF
 (6/13/24 - 6/12/25) \$19.92 per RSF multiplied by 13,209 RSF
 (6/13/25 - 6/12/26) \$20.32 per RSF multiplied by 13,209 RSF

²Tenant improvements of \$0.00 are amortized at a rate of 0 percent per annum over 0 years.

³Operating Costs rent calculation: \$5.57 per RSF multiplied by 13,209 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.

- D. The square footage noted in Lease Amendment No. 1 will remain in effect until the completion of the renovation work that includes expansion of office and related space to **15,886.00** rentable square feet (RSF), yielding **15,586.00** ANSI/BOMA Office Area (ABOA) square feet (SF).

INITIALS:

LESSOR

&

GOVT