

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT <i>Concorde Plaza 510 Shotgun Road Fort Lauderdale, FL 33326</i>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-04P-LFL61587

THIS AMENDMENT is made and entered into between **NORONA LIMITED LLC** whose address is: *510 Shotgun Road, Suite 400, Fort Lauderdale, FL 33326-1984*

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 expand within the scope of 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 March 1, 2018, to acquire an additional 1,357 rentable square feet of expansion space, reestablish the Government's percentage of occupancy and increase the annual rent. Paragraphs 1.01, and 1.03 are deleted in their entirety and the following substituted therefore.

1.01 THE PREMISES (SEP 2015)

The Premises are described as follows:

Block A ([REDACTED] Suite 170): 1,369 RSF (yielding 1,190 BOMA usable square feet) of office and related space together with 4 surface parking spaces (4 structured parking spaces) located on site of the lease location to be used by the [REDACTED] as depicted on the demising plan "Suite 170" attached hereto and made a part of.

Block B ([REDACTED] Suite 210): 4,640 RSF (yielding 4,035 BOMA usable square feet) of office and related space together with 6 surface parking spaces located on site of the lease location to be used by the [REDACTED] as depicted on the demising plan "Suite 210" attached hereto and made a part of.

Block C ([REDACTED] Suite 200): 5,150 RSF (yielding 4,478 BOMA usable square feet) of office and related space together with 12 surface parking spaces located on site of the lease location to be used by the [REDACTED] as depicted on the demising plan "Suite 200" attached hereto and made a part of.

Except as modified in this Amendment, 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 Amendment conflict with any terms and conditions of the Lease or any previous Supplemental Lease Agreements, the terms and conditions of this Amendment shall control and govern.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: Gabriel Norona
 Title: Managing member
 Entity Name: Norona Limited, LLC
 Date: 2/16/18

Signature: [REDACTED]
 Name: Gregory Trimble
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 2/28/2018

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: ALBERTO AMAYA
 Title: Building Manager
 Date: 2/16/18.

Block D [REDACTED] **Suite 220/Suite 130**): 2,820 RSF (yielding 2,452 BOMA usable square feet) of office and related space together with 5 surface parking spaces located on site of the lease location to be used by the [REDACTED] as depicted on the demising plan "Suite 220/Suite130" attached hereto and made a part of.

Block E [REDACTED] **suite 140/5th floor storage**): 1,357 Rentable Square Feet (RSF) (yielding 1,180 BOMA usable square feet) of office and related space together with 1 surface parking space located on site of the lease location to be used by the [REDACTED] as depicted on the demising plan "Suite 140/5th floor storage" attached hereto and made a part of.

Composite (Total): For a total of 15,336 RSF (yielding 13,335 BOMA usable square feet) of office and related space located in suites 130, 140, 170, 200, 210, 220, and 5th floor storage of the building known as the *Concorde Plaza* located at 510 Shotgun Road, Fort Lauderdale, FL.

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on:

Block E [REDACTED] **(Suite 140/5th floor storage)** - for the term beginning on March 1, 2018 through August 2, 2031. The Government may terminate the lease at any time after August 3, 2026 by giving at least 60 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

Composite (Total) - for the term beginning on August 3, 2016 through August 2, 2031. The Government may terminate the lease at any time after August 3, 2026 by giving at least 60 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

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:

Block A [REDACTED]:

	March 1, 2018- August 2, 2026	August 3, 2026- May 31, 2027	June 1, 2027- August 2, 2031
	Annual Rent	Annual Rent	Annual Rent
SHELL RENT ¹	\$35,251.75	\$39,701.00	\$39,701.00
TENANT IMPROVEMENTS RENT ²	\$0.00	\$0.00	\$0.00
OPERATING COSTS ³	\$6,957.13	\$6,957.13	\$6,957.13
PARKING ⁴	\$18,000.00	\$1,800.00	\$1,800.00
TOTAL ANNUAL RENT	\$60,208.88	\$48,458.13	\$48,458.13

¹Shell rent calculation:

(Firm Term) \$25.75 per RSF multiplied by 1,369 RSF

(Non-Firm Term) \$29 per RSF multiplied by 1,369 RSF

²The Tenant Improvement Allowance of \$0.00 is amortized at a rate of 5 percent per annum through May 31, 2027

³Operating Costs rent calculation: \$5.08 (rate may be rounded) per RSF multiplied by 1,369 RSF. Operating rent is inclusive of CPI through August 2017

⁴Parking costs are for 4 structured/reserved parking spaces for FCC reflecting a rate of \$375 per structured /reserved space per month through August 2, 2026, and \$37.50 per structured /reserved space per month through August 2, 2031

Block B [REDACTED]:

	MARCH 1, 2018- AUGUST 2, 2026	AUGUST 3, 2026- MAY 31, 2027	JUNE 1, 2027- AUGUST 2, 2031
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$119,480.00	\$134,560.00	\$134,560.00
TENANT IMPROVEMENTS RENT ²	\$0.00	\$0.00	\$0.00
OPERATING COSTS ³	\$23,580.06	\$23,580.06	\$23,580.06
PARKING ⁴	\$0.00	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$143,060.06	\$158,140.06	\$158,140.06

¹Shell rent calculation:

(Firm Term) \$25.75 per RSF multiplied by 4,640 RSF

(Non-Firm Term) \$29 per RSF multiplied by 4,640 RSF

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¹The Tenant Improvement Allowance of \$0.00 is amortized at a rate of 5 percent per annum through May 31, 2027

²Operating Costs rent calculation: \$5.08 (rate may be rounded) per RSF multiplied by 4,640 RSF. Operating rent is inclusive of CPI through August 2017

⁴Parking costs are for 0 reserved parking spaces and 0 structured parking spaces reflecting a rate of \$0.00 per reserved space and \$0.00 per structured space per month

Block C [REDACTED]:

	March 1, 2018- August 2, 2026	August 3, 2026- May 31, 2027	June 1, 2027- August 2, 2031
	Annual Rent	Annual Rent	Annual Rent
SHELL RENT ¹	\$132,612.50	\$149,350.00	\$149,350.00
TENANT IMPROVEMENTS RENT ²	\$23,975.67	\$23,975.67	\$0.00
OPERATING COSTS ³	\$26,171.83	\$26,171.83	\$26,171.83
PARKING ⁴	\$0.00	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$182,760.00	\$199,497.50	\$175,521.83

¹Shell rent calculation:

(Firm Term) \$25.75 per RSF multiplied by 5,150 RSF

(Non-Firm Term) \$29 per RSF multiplied by 5,150 RSF

²The Tenant Improvement Allowance of \$188,371.55 is amortized at a rate of 5 percent per annum through May 31, 2027

³Operating Costs rent calculation: \$5.08 (rate may be rounded) per RSF multiplied by 5,150 RSF. Operating rent is inclusive of CPI through August 2017

⁴Parking costs are for 0 reserved parking spaces and 0 structured parking spaces reflecting a rate of \$0.00 per reserved space and \$0.00 per structured space per month

Block D [REDACTED]:

	March 1, 2018- August 2, 2026	August 3, 2026- May 31, 2027	June 1, 2027- August 2, 2031
	Annual Rent	Annual Rent	Annual Rent
SHELL RENT ¹	\$72,615.00	\$81,780.00	\$81,780.00
TENANT IMPROVEMENTS RENT ²	\$0.00	\$0.00	\$0.00
OPERATING COSTS ³	\$14,330.98	\$14,330.98	\$14,330.98
PARKING ⁴	\$0.00	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$86,945.98	\$96,110.98	\$96,110.98

¹Shell rent calculation:

(Firm Term) \$25.75 per RSF multiplied by 2,820 RSF

(Non-Firm Term) \$29 per RSF multiplied by 2,820 RSF

²The Tenant Improvement Allowance of \$0.00 is amortized at a rate of 5 percent per annum through May 31, 2027

³Operating Costs rent calculation: \$5.08 (rate may be rounded) per RSF multiplied by 2,820 RSF. Operating rent is inclusive of CPI through August 2017

⁴Parking costs are for 0 reserved parking spaces and 0 structured parking spaces reflecting a rate of \$0.00 per reserved space and \$0.00 per structured space per month

Block E [REDACTED]:

	MARCH 1, 2018- AUGUST 2, 2026	AUGUST 3, 2026- MAY 31, 2027	JUNE 1, 2027- AUGUST 2, 2031
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$34,942.75	\$39,353.00	\$39,353.00
TENANT IMPROVEMENTS RENT ²	\$TBD	\$TBD	\$0.00
OPERATING COSTS ³	\$6,896.15	\$6,896.15	\$6,896.15
PARKING ⁴	\$0.00	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$41,838.90	\$46,249.15	\$46,249.15

¹Shell rent calculation:

(Firm Term) \$25.75 per RSF multiplied by 1,357 RSF

(Non-Firm Term) \$29 per RSF multiplied by 1,357 RSF

²The Tenant Improvement Allowance (TIA) of \$49,637.88 (TBD) will be amortized, upon acceptance of the TI's by the CO, at a rate of 5 percent per annum through May 31, 2027

³Operating Costs rent calculation: \$5.08 (rate may be rounded) per RSF multiplied by 1,357 RSF. Operating rent is inclusive of CPI through August 2017

⁴Parking costs are for 0 reserved parking spaces and 0 structured parking spaces reflecting a rate of \$0.00 per reserved space and \$0.00 per structured space per month

Composite (Total):

	March 1, 2018- August 2, 2026	August 3, 2026- May 31, 2027	June 1, 2027- August 2, 2031
	Annual Rent	Annual Rent	Annual Rent
SHELL RENT ¹	\$394,902.00	\$444,744.00	\$444,744.00
TENANT IMPROVEMENTS RENT ²	\$23,975.67	\$23,975.67	\$0.00
OPERATING COSTS ³	\$77,936.16	\$77,936.16	\$77,936.16
PARKING ⁴	\$18,000.00	\$1,800.00	\$1,800.00
TOTAL ANNUAL RENT	\$514,813.83	\$548,455.83	\$524,480.16

¹Shell rent calculation:

(Firm Term) \$25.75 per RSF multiplied by 15,336 RSF

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(Non-Firm Term) \$29 per RSF multiplied by 15,336 RSF

¹The Tenant Improvement Allowance of \$188,371.55 is amortized at a rate of 5 percent per annum through May 31, 2027

²Operating Costs rent calculation: \$5.08 (rate may be rounded) per RSF multiplied by 15,336 RSF. Operating rent is inclusive of CPI through August 2017

⁴Parking costs are for 4 structured/reserved parking spaces for FCC reflecting a rate of \$375 per structured /reserved space per month through August 2, 2026, and \$37.50 per structured /reserved space per month through August 2, 2031

Effective the Government shall pay the Lessor a combined annual rent of **\$514,813.83**, in arrears, through August 2, 2026. Plus annual CPI escalation of operating expense.

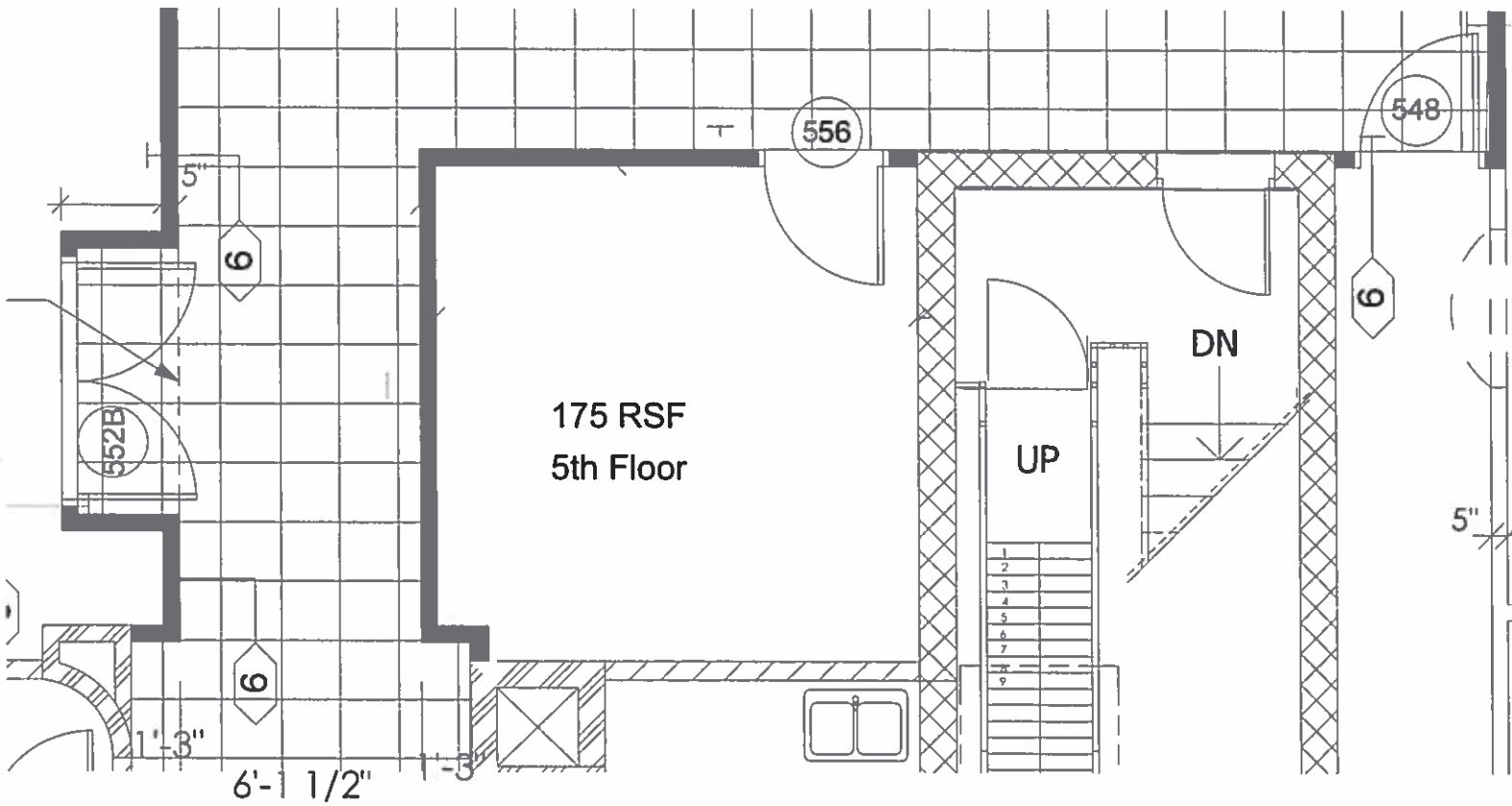
- 2 For the purpose of the operating cost escalation, in accordance with Paragraph 1.14 OPERATING COST BASE (SEP 2013) of this Lease agreement, the base rate is established at \$5.00 per RSF (\$76,680.00 per annum). However, Operating Costs escalation will be due and payable effective Calendar Year, inclusive August 2017
- 3 Effective March 1, 2018, paragraph 1.12 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012), the percentage of Government occupancy is reestablished effective as 24%, (24) based on government occupancy of 15,336 RSF and total building space of 63,500 RSF.

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CONSULTANTS

PROJECT NAME

Concord Plaza
510 Shegoun Road
Suwanee, Florida 33336

KEY MAP

REVISIONS

NO.	DATE	DESCRIPTION
1	7/7	

PROJECT NO. 0870
 DATE OF ISSUE: 5/20/15
 DRAWN BY: R. J. [unclear]
 CHECKED BY: R. J. [unclear]
 OWNER: [unclear]

SHEET TITLE
SECOND FLOOR PLAN

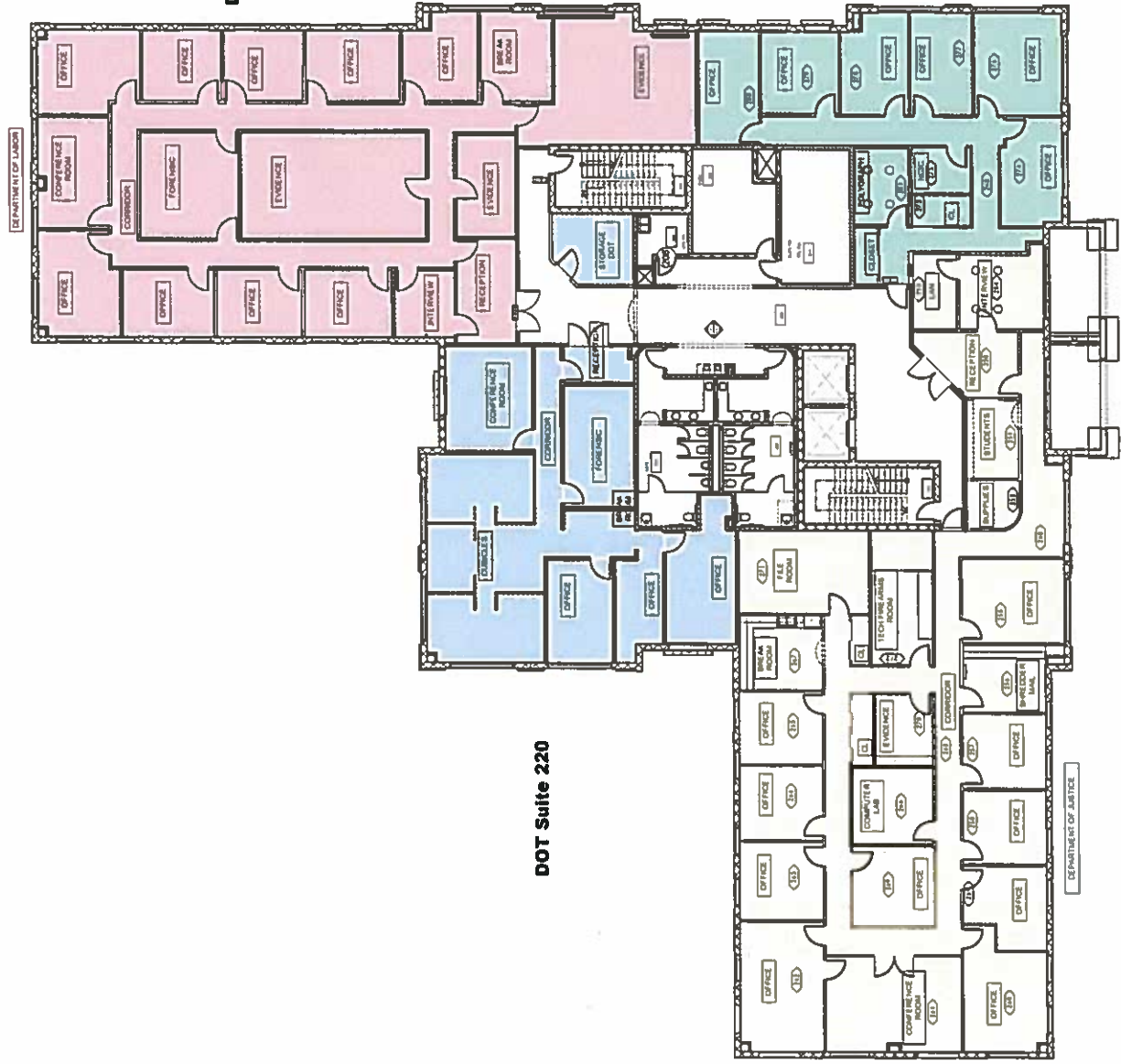
A-3
 SHEET 3 OF 7
 SEAL



CONCORD
 Building & Construction, Inc.

DOL Suite 210

**Federal Executive Board
Future Suite 230**



DOT Suite 220

DOJ Suite 200

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 LANSOR [unclear]

SECOND FLOOR PLAN
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