

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 5
	TO LEASE NO. GS-04B-61859
ADDRESS OF PREMISES 900 North 14 th Street Leesburg, FL 34748-3817	PDN Number: N/A

THIS AMENDMENT is made and entered into between **Xenia Management Corporation**

whose address is: 2340 Drew Street, STE 300, Clearwater, FL 33765-3310

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 commence rent.

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 upon execution by the Government as follows:

A. GSA Form L201C is hereby amended to reflect the lease term as follows:


"To Have and To Hold the said Premises with their appurtenances for the term beginning upon October 30, 2014, and continuing for a period of ten (10) years, five (5) years firm, subject to termination and renewal rights as may be hereinafter set forth."

This Lease Amendment contains three (3) 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

FOR THE



Signature

Name:

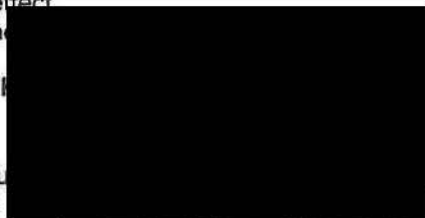
Title:

Entity Name:

Date:

XENIA MGMT Corp.
11-25-2014

FOR THE



Signature

Name:

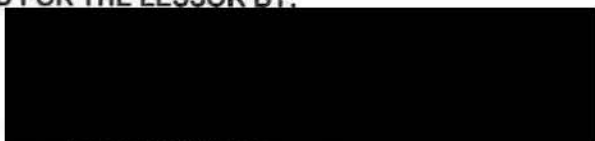
Title:

GSA, Public Buildings Service,

Date:

Lease Contracting Officer
12/4/14

WITNESSED FOR THE LESSOR BY:



Signature:

Name:

Title:

Date:

Contractor
11/25/14

B. GSA Form L201C, Section 1.03 "Rent and Other Considerations", 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, as follows:

Block 1	10/30/2014 - 10/29/2019	10/30/2019 - 10/29/2024
	Annual Rent	Annual Rent
Shell Rent ¹	\$209,414.34	\$209,414.34
Operating Rent ²	\$77,821.23	\$77,821.23
Tenant Improvements Rent ³	\$94,029.13	\$0.00
Building Specific Security Rent ⁴	\$0.00	\$0.00
Parking Rent ⁵	\$0.00	\$0.00
Total Annual Rent	\$381,264.70	\$287,235.57

¹Shell Rent Calculation:

Firm Term: \$16.98 per RSF multiplied by 12,333 RSF.

Non-Firm Term: \$16.98 per RSF multiplied by 12,333 RSF.

²Operating Rent Calculation: \$6.31 per RSF multiplied by 12,333 RSF, subject to CPI adjustments.

³Tenant Improvements Rent Calculation: The tenant improvement allowance of \$436,078.59 is amortized at a rate of three (3) percent per annum over five (5) years.

⁴Building Specific Security Rent: There is no charge to the Government for building specific security.

⁵Parking Rent: There is no charge to the Government for parking.

Block 2	10/30/2014 - 10/29/2019	10/30/2019 - 10/29/2024
	Annual Rent	Annual Rent
Shell Rent ¹	\$5,858.10	\$5,858.10
Operating Rent ²	\$2,176.95	\$2,176.95
Tenant Improvements Rent ³	\$2,630.43	\$0.00
Building Specific Security Rent ⁴	\$0.00	\$0.00
Parking Rent ⁵	\$0.00	\$0.00
Total Annual Rent	\$10,665.48	\$8,035.05

¹Shell Rent Calculation:

Firm Term: \$16.98 per RSF multiplied by 345 RSF.

Non-Firm Term: \$16.98 per RSF multiplied by 345 RSF.

²Operating Rent Calculation: \$6.31 per RSF multiplied by 345 RSF, subject to CPI adjustments.

³Tenant Improvements Rent Calculation: The tenant improvement allowance of \$12,199.14 is amortized at a rate of three (3) percent per annum over five (5) years.

⁴Building Specific Security Rent: There is no charge to the Government for building specific security.

⁵Parking Rent: There is no charge to the Government for parking.

INITIALS:  LESSOR &  GOV'T

Total Leased Premises: Block 1 & 2	10/30/2014 - 10/29/2019	10/30/2019 - 10/29/2024
	Annual Rent	Annual Rent
Shell Rent ¹	\$215,272.44	\$215,272.44
Operating Rent ²	\$79,998.18	\$79,998.18
Tenant Improvements Rent ³	\$96,659.56	\$0.00
Building Specific Security Rent ⁴	\$0.00	\$0.00
Parking Rent ⁵	\$0.00	\$0.00
Total Annual Rent	\$391,930.18	\$295,270.62

¹Shell Rent Calculation:

Firm Term: \$16.98 per RSF multiplied by 12,678 RSF.

Non-Firm Term: \$16.98 per RSF multiplied by 12,678 RSF.

²Operating Rent Calculation: \$6.31 per RSF multiplied by 12,678 RSF, subject to CPI adjustments.

³Tenant Improvements Rent Calculation: The tenant improvement allowance of \$448,277.73 is amortized at a rate of three (3) percent per annum over five (5) years.

⁴Building Specific Security Rent: There is no charge to the Government for building specific security.

⁵Parking Rent: There is no charge to the Government for parking."

- C. At no additional cost to the Government, the building, the leased space (which is comprised of Block 1 and Block 2), and all areas serving the leased space (which includes all space adjoining Block 2), shall meet the accessibility requirements set forth in the Lease within thirty (30) calendar days of the effective date of this lease amendment.
- D. The Lessor hereby waives any and all rights to make any claim against the Government for (a) any matter or any action that occurred prior to the effective date of this lease amendment and/or (b) any matter that results from actions taken by the Government prior to the effective date of this lease amendment.
- E. All other terms and conditions of the Lease remain in full force and effect.

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INITIALS:  LESSOR &  GOVT