

| | |
|---|---------------------------|
| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE | LEASE AMENDMENT No. 10 |
| | TO LEASE NO. GS-04B-62276 |
| LEASE AMENDMENT | |
| ADDRESS OF PREMISES 505 S Second Street Ft. Pierce, FL 34950-1511 | PDN Number: |

THIS AMENDMENT is made and entered into between Adams Ranch, Inc.

whose address is: 26003 Orange Avenue
Ft. Pierce, FL 34945-4342

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended upon the Government's execution of this Lease Amendment (LA) to establish beneficial occupancy. The Government hereby accepts the space and all the Tenant Improvements (TI) in their entirety as of August 13, 2013. The final rental amounts are established and payable in accordance with the rent table below for the entire term of the Lease unless otherwise modified by a subsequent lease amendment in the future.

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

| Term | Annual Total Rent | RATE Per RSF | Annual Shell Rent | Annual Operating Rent | Building Specific Security Rent | Annual TI Rent |
|-------------------|-------------------|--------------|-------------------|-----------------------|---------------------------------|----------------|
| 8/13/13 - 8/12/18 | \$310,509.45 | \$34.83 | \$202,885.21 | \$62,111.00 | \$10,787.15 | \$44,726.09 |
| 8/13/18 - 8/12/23 | \$358,472.15 | \$40.21 | \$260,847.91 | \$62,111.00 | \$10,787.15 | \$44,726.09 |
| 8/13/23 - 8/12/28 | \$339,394.05 | \$38.07 | \$287,283.05 | \$52,111.00 | \$0.00 | \$0.00 |

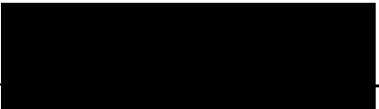
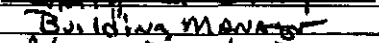
In accordance with Paragraph 5 of the Standard Form 2 for Lease No. GS-04B-62276, the Government may terminate this lease in whole or in part at any time after August 12, 2023 by giving one-hundred-fifty (150) days written notice to the Lessor.

This Lease Amendment contains 2 pages.

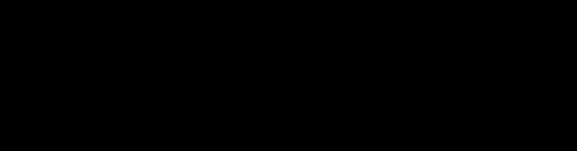

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the


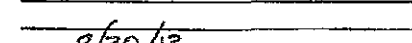
FOR THE LESSOR:

Signature: 
Name: 
Title: Building Manager
Entity Name: Adams Ranch Inc
Date: 8/30/13

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: GSA, Public Buildings Service,
Date: 9/13/13

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: 
Title: 8/30/13
Date: 8/30/13