

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No 1
LEASE AMENDMENT	TO LEASE NO GS-04P-LFL60141
ADDRESS OF PREMISES 3222 Professional Ctr. 3222 South US 1 Fort Pierce, FL 34982-6339	PDN Number:

USE OF THE GSA FORM 276 SUPPLEMENTAL LEASE AGREEMENT HAS BEEN DISCONTINUED. ALL REFERENCES IN THE LEASE TO "GSA FORM 276" OR SUPPLEMENTAL LEASE AGREEMENT SHALL BE NOW HEREBY CONSTRUED TO MEAN LEASE AMENDMENT.

THIS AMENDMENT is made and entered into between: **Janc, Inc.**

whose address is: **3520 W BROWARD BLVD. STE. 117 FT. LAUDERDALE, FL 33312-1029.**

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective 11/18/2015 as follows.

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term effective 12/01/2015 of the Premises as required by this Lease and continuing for a period of

Five (10) Years, Two (5) Years Firm,

subject to termination and renewal rights as may be hereinafter set forth.

Section 1.03 of the lease shall remain as follows:

1.03 RENT AND OTHER CONSIDERATION (APR 2015)

A The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates.

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$8,000.00	\$8,000.00
TENANT IMPROVEMENTS RENT ²	\$ 4,354.23	\$0.00
OPERATING COSTS ³	\$ 6,200.00	\$ 6,200.00
TOTAL ANNUAL RENT	\$18,554.23	\$14,200.00

¹Shell rent calculation:

(Firm Term) \$10.00 per RSF multiplied by 800 RSF
(Non Firm Term) \$10.00 per RSF multiplied by 800 RSF

²The Tenant Improvement Allowance of \$18,768.75 is amortized at a rate of 6 percent per annum over 8 years.

³Operating Costs rent calculation: \$7.75 per RSF multiplied by 800 RSF

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

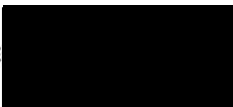
⁵Parking costs described under sub-paragraph H below.

This Lease Amendment contains 2 pages.

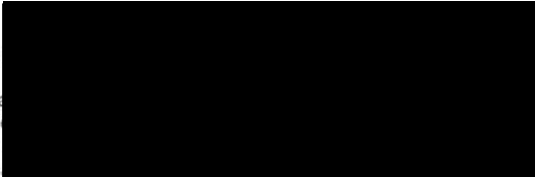
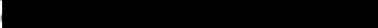
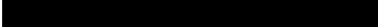

All other terms and conditions of the lease shall remain in force and effect.

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


FOR THE LE

Signature: 
Name: Joseph J. Wallace
Title: President
Entity Name: JANCO, INC
Date: 11/18/15

FOR

Signature: 
Name: 
Title: 
GSA: 
Date: 11/18/15

WITNESSED

Signature: 
Name: MICHAEL M. STEPHENSON
Title: WITNESS
Date: NOV 18, 2015

INITIALS

 LESSOR

&

 GOVT