

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LFL60455
ADDRESS OF PREMISES 45 INDUSTRIAL BOULEVARD PENSACOLA, FL 32503-7660	PDN Number:

THIS AMENDMENT is made and entered into between **INDUSTRIAL BOULEVARD OFFICE PARK, INC.** whose address is:

6155 N. Palafox Street
Pensacola, FL 32503-7619

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

WHEREAS, the parties hereto desire to amend the above Lease, (1) to establish the commencement date of the Lease, (2) to establish the annual rental rate, and (3) to establish the termination rights 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 as follows:

SEE ATTACHED

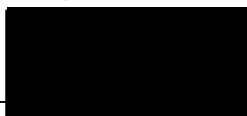
This Lease Amendment contains 2 pages.

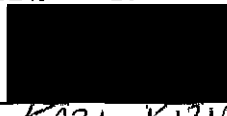
All other terms and conditions of the lease shall remain in force and effect.

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

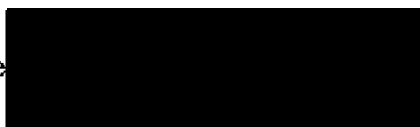
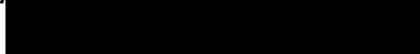
FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: 
 Name: William M. Bell
 Title: Officer / Director
 Entity Name: Industrial Boulevard Office Park, INC
 Date: 11-18-15

Signature: 
 Name: KAZI KIZVI
 Title: Lease Contracting Officer
 Entity Name: USA, Public Buildings Service,
 Date: 11.19.2015

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: 
 Title: Office Manager
 Date: 11-18-15



1. The term of the Lease shall commence on August 15, 2015 and shall continue through August 14, 2020, subject to the termination rights set forth in the Lease.
2. The Government may terminate this Lease, in whole or in part, at any time after February 14, 2018 by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.
3. Paragraph No. 1.03. (A) of the lease is hereby deleted and replaced as follows:

RENT AND OTHER CONSIDERATIONS (SEP 2013)

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

	OFFICE SPACE	
	FIRM TERM (08/15/2015 TO 02/14/2018)	NON FIRM TERM (02/15/2018 TO 08/14/2020)
	ANNUAL RENT	ANNUAL RENT
SHELL RENT¹	\$149,865.00	\$149,865.00
TENANT IMPROVEMENTS RENT²	N/A	N/A
OPERATING COSTS³	\$58,647.17	\$ 58,647.17
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)⁴	N/A	N/A
PARKING⁵	N/A	N/A
TOTAL ANNUAL RENT	\$208,512.17	\$208,512.17

¹Shell rent calculation:

(Firm Term) Office Space: \$15.00 per RSF multiplied by 9,991 RSF.

(Non Firm Term) Office Space: \$15.00 per RSF multiplied by 9,991 RSF.

²The Tenant Improvement Allowance of \$0.00 is amortized at a rate of N/A percent per annum over N/A years.

³Operating Costs rent calculation: Office Space: \$5.87 per RSF multiplied by 9,991 RSF.

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

⁵Parking costs described under sub-paragraph H below

4. Except as modified in this Agreement, 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 Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

INITIALS: AB & KRL
LESSOR GOVT