

| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">SUPPLEMENTAL AGREEMENT No. 6</td> <td style="width: 50%;">DATE <u>11/1/10</u></td> </tr> <tr> <td colspan="2">TO LEASE NO. GS-04B-47846</td> </tr> </table> | SUPPLEMENTAL AGREEMENT No. 6 | DATE <u>11/1/10</u> | TO LEASE NO. GS-04B-47846 | | | | | | | | | | | | |
|--|---|--|------------------------|------------------------------|-----------------|---------|---------------------|--------------|---------|---------|-------------|---------------------|--------------|---------|---------|-------------|
| SUPPLEMENTAL AGREEMENT No. 6 | DATE <u>11/1/10</u> | | | | | | | | | | | | | | | |
| TO LEASE NO. GS-04B-47846 | | | | | | | | | | | | | | | | |
| ADDRESS OF PREMISES: Global City Center, 149 S. Ridgewood Avenue, Daytona Beach, FL 32114 - 4386 | | | | | | | | | | | | | | | | |
| THIS AGREEMENT, made and entered into this date by and between First Bank Florida | | | | | | | | | | | | | | | | |
| whose address is: 701 Waterford Way, Suite 800 Miami, FL 33126 - 4670 | | | | | | | | | | | | | | | | |
| hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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, effective <u>October 15, 2010</u> , as follows: | | | | | | | | | | | | | | | | |
| This is a Notice to Proceed for the following change orders approved by IRS: | | | | | | | | | | | | | | | | |
| <table style="width: 100%;"> <tr> <td style="width: 50%;"> 1. Carpet change from Chit Chat to Stereo for TAC area - 2. [REDACTED] 3. Cable Tray - 4. [REDACTED] Wall Furring - </td> <td style="width: 50%; text-align: center; vertical-align: middle;"> </td> </tr> </table> | | 1. Carpet change from Chit Chat to Stereo for TAC area - 2. [REDACTED] 3. Cable Tray - 4. [REDACTED] Wall Furring - | | | | | | | | | | | | | | |
| 1. Carpet change from Chit Chat to Stereo for TAC area - 2. [REDACTED] 3. Cable Tray - 4. [REDACTED] Wall Furring - | | | | | | | | | | | | | | | | |
| TOTAL \$ 17,358.73 | | | | | | | | | | | | | | | | |
| The remaining TI balance to be utilized in the amount of \$32,769.75 for the [REDACTED] under SLA #8 is hereby reduced by \$17,358.73, leaving a remaining balance of \$15,411.02 to be utilized by tenant agency. | | | | | | | | | | | | | | | | |
| TI to be amortized for [REDACTED] through SLA#8 is \$257,941.42 at 8% for 6 years. Final TI adjustments to the rent will be made on SLA#7. | | | | | | | | | | | | | | | | |
| Paragraph 3 is hereby deleted and replaced as follows: | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">TERM</th> <th style="text-align: right;">ANNUAL RENT</th> <th style="text-align: right;">RATE PER PRSF</th> <th style="text-align: right;">RATE PER AROASF</th> <th style="text-align: right;">MONTHLY</th> </tr> </thead> <tbody> <tr> <td>12/01/10 - 11/30/15</td> <td style="text-align: right;">\$357,085.00</td> <td style="text-align: right;">\$29.90</td> <td style="text-align: right;">\$35.19</td> <td style="text-align: right;">\$29,756.48</td> </tr> <tr> <td>12/01/15 - 11/30/20</td> <td style="text-align: right;">\$287,443.94</td> <td style="text-align: right;">\$24.07</td> <td style="text-align: right;">\$28.33</td> <td style="text-align: right;">\$23,953.66</td> </tr> </tbody> </table> | | TERM | ANNUAL RENT | RATE PER PRSF | RATE PER AROASF | MONTHLY | 12/01/10 - 11/30/15 | \$357,085.00 | \$29.90 | \$35.19 | \$29,756.48 | 12/01/15 - 11/30/20 | \$287,443.94 | \$24.07 | \$28.33 | \$23,953.66 |
| TERM | ANNUAL RENT | RATE PER PRSF | RATE PER AROASF | MONTHLY | | | | | | | | | | | | |
| 12/01/10 - 11/30/15 | \$357,085.00 | \$29.90 | \$35.19 | \$29,756.48 | | | | | | | | | | | | |
| 12/01/15 - 11/30/20 | \$287,443.94 | \$24.07 | \$28.33 | \$23,953.66 | | | | | | | | | | | | |
| 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 above date. | | | | | | | | | | | | | | | | |
| LESSOR First Bank Florida | | | | | | | | | | | | | | | | |
| BY <u>[Signature]</u> Authorized Official | | | | | | | | | | | | | | | | |
| IN PRESENCE OF <u>[Signature]</u> [REDACTED] | | | | | | | | | | | | | | | | |
| UNITED STATES OF AMERICA | | | | | | | | | | | | | | | | |
| BY <u>[Signature]</u> CONTRACTING OFFICER PAMELA MURPHY GENERAL SERVICES ADMINISTRATION (Signature) (Official Title) | | | | | | | | | | | | | | | | |

Continuation of GS-04B-47845 - SLA 6 - Page 2 of 2

Paragraph 10 is deleted in its entirety and replaced as follows:

The rent rate in Paragraph 3 above for the period 12/01/10-11/30/15 includes all Tenant Improvements which are \$34.22 ABOASF for Phase I - 648 ABOA or \$22,174.56, and \$28.78 ABOASF for Phase I - 7,207 aboa or \$207,417.48 and Phase II - 2,291 ABOA, or \$65,934.98 amortized at an interest rate of 8% over 5 years. The T/I will be used to construct the interior space in accordance with the approved Design Intent Drawings (DID's) provided by the Government. If the T/I cost exceeds \$34.22 ABOASF (up to 648 ABOASF) for Block A Phase I - 648 ABOASF (\$22,174.56 T/I), and \$28.78 ABOASF (up to 9,498 ABOASF) for Block B, Phase I - 7,207 ABOASF (\$207,417.48 T/I) for Block B, Phase II - 2,291 ABOASF (\$65,934.98 T/I) and should be separated for purposes of obtaining T/I bids, the balance due the Lessor, if any, will be paid by rental adjustment, or lump sum, to be determined by the Government. If the entire T/I of \$34.22 ABOASF for Phase I - 648 ABOA and \$28.78 ABOASF for Phase I - 7,207 and Phase II - 2,291 is not used, the Government will adjust the rental rate downward to off-set the difference in the T/I. The Lessor understands, in lieu of Cost and Pricing Data, each of his sub-contractors shall solicit two bids for work to be completed as a part of the initial tenant alterations. No shell items are to be included. In accordance with the Rate Structure, Attachment '1', the shell cost is established as \$18.00 ABOASF/\$18.06 RSF. In accordance with the Rate Structure, Attachment '1', the amortized portion of the T/I allowance is \$295,527.00 amortized at 8% for 5 years = \$ 71,912.54, established as \$7.09 ABOASF / \$8.02 RSF, a blended rate. The operating costs are \$7.82 PRSF / \$8.00 ABOASF.

Paragraph 19 is hereby deleted in its entirety and replaced as follows:

The amount of [redacted] for broker's fee is established based on [redacted] of gross Lease amount for years 1-5 based on revised square footage. The amount of [redacted] which is [redacted] of the [redacted] will be deducted from the shell portion of the rent over 3 months until it has been refunded to the Government. The [redacted] balance which equates to [redacted] is to be paid to the broker as follows: The 48.6% is due and payable within 30 days of lease award (signing of the lease) and the remaining [redacted] is payable at lease occupancy thru rent reductions. The [redacted] is paid to: MGWV Realtors, 6080 Old Mountain Trail, Powder Springs, GA 30127. Note: This [redacted] reduction does not reflect on page 1 of the SF2; however, it shall be deducted from the monthly rent.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$29,755.48 minus prorated Commission Credit of [redacted] equals [redacted] adjusted First Month's Rent.

Second Month's Rental Payment \$29,755.48 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Second Month's Rent.

Third Month's Rental Payment \$29,755.48 minus prorated Commission Credit of [redacted] equals [redacted] adjusted Third Month's Rent.

The GSA Form 3518, Representations and Certifications, and ACH vendor form pertaining to the new Lessor / Payee are hereby incorporated into the lease by reference.



Govt. Initials



Lessor's Initials