

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 07	TO LEASE NO. GS-04B-50815	DATE March 8, 2012	PAGE 1 of 1
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ADDRESS OF PREMISES 13077 Veveras Dr. Jacksonville, FL 32258-5510

THIS AGREEMENT, made and entered into this date by and between GenCap Jacksonville, LLC

whose address is 6938 N. Santa Monica Boulevard Fox Point, WI 53217-3942

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government: **WHEREAS**, the parties hereto desire to amend the above Lease contract to establish beneficial occupancy. **NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective February 1, 2012, as follows:

Paragraphs 2, 3 and 5 of the lease contract are hereby deleted in their entirety and replaced as follows:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term of FIFTEEN (15) YEARS FIRM beginning on February 1, 2012, subject to termination and renewal rights as may be hereafter set forth."

"3. The Government shall pay the Lessor annual rent of \$1,278,948.14 (\$26.99 / RSF) at the rate of \$106,579.01 per month in arrears for years one (1) through fifteen (15). The rate per rentable square foot (PRSF) is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1.

The amount of annual rent is determined as follows:

<u>TERM</u>	<u>Feb 1 2012 – Jan 31 2022</u>	<u>Feb 1 2022 – Jan 31 2027</u>
Base:	\$881,278.97 (\$18.60 prsf/\$19.75 paboasf)	\$881,278.97 (\$18.60 prsf/ \$19.75 paboasf)
Operating:	\$228,874.38 (\$4.83 prsf/ \$5.13 paboasf)	\$228,874.38 (\$4.83 prsf/ \$5.13 paboasf)
TI:	\$168,794.79 (\$3.56 prsf/ \$3.78 paboasf)	\$168,794.79 (\$3.56 prsf/ \$3.78 paboasf)

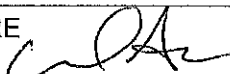
"5. The Government may terminate this lease, in whole or in part, at any time on or after February 1, 2027, by giving the Lessor at least sixty (60) days notice in writing. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing."

All other terms and conditions of the Lease shall remain in full force and effect.**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.**LESSOR** GenCap Jacksonville, LLC

SIGNATURE 	NAME OF SIGNER Stephen Sirhis
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ADDRESS 6938 N. Santa Monica Blvd. Fox Point, WI 53217

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Michael D. Weiss
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ADDRESS

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Milagros Toro
	OFFICIAL TITLE OF SIGNER GSA Contracting Officer