

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-04B-50818	DATE 3/14/11	PAGE 1 of 2
---------------------------------------	------------------------------	-----------------	----------------

ADDRESS OF PREMISES

Premier Turnpike Park, Building 3 – 2951 NW 27th Avenue, Pompano Beach, FL 33069-1007

THIS AGREEMENT, made and entered into this date by and between **Duke-27 Avenue, LLC**
whose address is

600 E. 96th Street
Indianapolis, IN 46240-3788

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, effective upon Government execution, as follows:

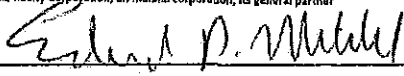
I. The purpose of this Supplemental Lease Agreement (SLA) is to provide Notice to Proceed for Change Order 1

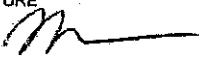
1. This serves as the official approval for Change Order One (1) in the amount not to exceed \$252,010.70. This amount shall include all materials, labor, and overhead, as described further in Lessor's change order proposals, to complete the work to the Government's satisfaction. Upon completion, inspection, and approval of the work by the Government, the Lessor shall be paid via a one-time lump sum payment. The proposal for Change Order One (1) is hereby attached and made a part of the lease. Change Order One (1) consist of the following:

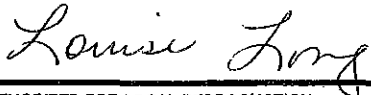
Continued Page 2

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

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

DUKE-27 AVENUE, LLC, a Delaware limited liability company By: Duke Realty United Partnership, an Indiana limited partnership, its sole member By: Duke Realty Corporation, an Indiana corporation, its general partner		LESSOR	NAME OF SIGNER
SIGNATURE			Edward P. Mitchell
ADDRESS	600 East 96 th Street Indianapolis, IN 46240-3788		

IN PRESENCE OF	
SIGNATURE	NAME OF SIGNER
	Bob Close
ADDRESS	

UNITED STATES OF AMERICA	
SIGNATURE	NAME OF SIGNER
	Louise Long
	OFFICIAL TITLE OF SIGNER
	Contracting Officer

Item	Description of Work	Cost
Change Order 1	Installation	
	Additional Conduit for	
	permit fees	
	Alterations to Rack Lighting	
	Lessor OH&P	
Total		\$252,010.70

The revised budget total is now \$1,363,002.58, which includes Change Order One (1) and the original approved TI budget of \$1,110,991.88. The Lessor shall not construct any tenant improvements not approved in writing by the Contracting Officer.

The total lump sum payment due to the Lessor is hereby revised to reflect the addition of Change Order One (1). The revised total lump sum payment is now \$518,872.17, due to the Lessor on completion, inspection, and approval of the work by the Government.

Invoice for payment shall be submitted to: GSA Greater Southwest Finance Center (7BCP), PO Box 17181, Fort Worth TX, 76102 or to the GSA Finance Website at www.finance.gsa.gov. Your invoice must be on letterhead of the Lessor, include an invoice number, this lease number, and the following Pegasys Document Number: PS# _____.

INITIALS:  LESSOR
GOVT