

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 01	TO LEASE NO. GS-04B-50827	DATE 2/2/11	PAGE 1 of 2
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ADDRESS OF PREMISES

4014 Gunn Highway Tampa, FL 33618-8724

THIS AGREEMENT, made and entered into this date by and between Carrollwood Crossing, LLC

Whose address is 4010 Boy Scout Blvd
Suite 160
Tampa, FL 33607-5728

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

WHEREAS, the parties hereto desire to amend the above lease to establish the effective date and commence rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended effective November 23, 2010 as follows:

Paragraph No. 2 on page 1 of the Standard Form 2 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning November 23, 2010, through November 22, 2020.

Paragraph No. 3 on page 1 of the Standard Form 2 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

Term		RSF	Annual Base	Annual Base/RSF	Annual Operating*	Annual Operating* per RSF	Annual TI	Annual TI/RSF	Total Annual Rent	Total Annual Rent per RSF
11/23/10 to	11/22/15	14,329	\$128,817.00	\$ 8.99	\$ 76,946.73	\$ 5.37	\$ 79,714.20	\$ 5.56	\$ 285,477.93	\$ 19.92
11/23/15 to	11/22/20	14,329	\$166,646.27	\$ 11.63	\$ 76,946.73	\$ 5.37	\$ -	\$ -	\$ 243,593.00	\$ 17.00

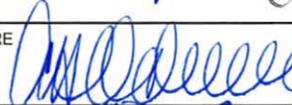
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE 	NAME OF SIGNER Hank Brenner
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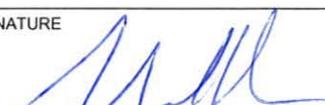
IN PRESENCE OF

ADDRESS 4010 Boy Scout Blvd, Tampa, FL 33607-5728
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SIGNATURE 	NAME OF SIGNER Angela Odell
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ADDRESS 4010 Boy Scout Blvd, Tampa, FL 33607-5728
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UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Michael S. Ellis
	OFFICIAL TITLE OF SIGNER Contracting Officer

Paragraph No. 4 on page 2 of the Standard Form 2 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

The Government may terminate this lease, in whole or in part, at any time on or after November 23, 2015 by giving the Lessor at least sixty days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing.

Paragraph No. 13 on page 3 of the Standard Form 2 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

*Annual TI amortization of \$79,714.20 is based on an allowance of \$343,605.15 amortized for 5 years at 6.0% interest (\$5.56 RSF).

All other terms and conditions remain in full force and effect.

INITIALS: LB & ME
LESSOR GOV'T