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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE | | SUPPLEMENTAL AGREEMENT No. 2 | DATE 4/26/11 |
| SUPPLEMENTAL LEASE AGREEMENT | | TO LEASE NO. GS-04B-50840 | |
| ADDRESS OF PREMISES: 505 South Flagler Drive, West Palm Beach, FL 33401 | | | |
| THIS AGREEMENT, made and entered into this date by and between Flagler Center Properties, LLP whose address is: 505 South Flagler Drive Suite 1010 West Palm Beach, FL 33401 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>April 26, 2011</u> , as follows: | | | |
| <ol style="list-style-type: none"> 1. The Tenant Improvement (T/I) allowance provided in the lease is \$111,846.40. We have reviewed the bids and this serves as a Notice to Proceed (NTP) to the low bidder for tenant improvements in the amount of \$80,927.00 for this project. This leaves an unused T/I balance of \$30,719.4. 2. The bid summary (page 2) is attached and hereby made a part of the lease contract. 3. Upon completion and acceptance of the improvements, the shell and operating rent will increase to the rates in the SF2 as stated in paragraph 2 of SLA 1, the tenant improvements spent will be added back into the annual rent and amortized as stated in paragraph 8 of the SF2, and termination rights and broker commission will be adjusted as necessary. | | | |
| All other terms and conditions of the lease shall remain in force and effect. | | | |
| LESSOR | | | |
| SIGNATURE | Flagler Center Properties, LLP. | NAME OF SIGNER | Richard Johnson |
| ADDRESS | | | |
| IN THE PRESENCE OF (SIGNATURE) | | NAME OF SIGNER | |
| UNITED STATES OF AMERICA | | | |
| SIGNATURE | NAME OF SIGNER | | James Thompson |
| OFFICIAL TITLE OF SIGNER | | CONTRACTING OFFICER | |