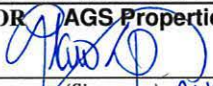

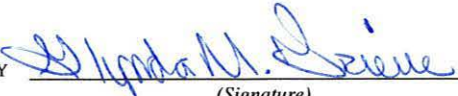


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 3	DATE <u>7/5/2011</u>
TO LEASE NO. GS-04B-59827		
ADDRESS OF PREMISES: Senate Square, 14361 Commerce Way, Miami Lakes, Florida 33016-1561		
THIS AGREEMENT made and entered into this date by and between AGS Properties Corp. A FL Corporation whose address is: c/o Squone Real Estate Services, Inc. 290 NW 165 th Street, M-400 Miami, FL 33169-6478 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>June 1, 2011</u> , as follows: 1. Paragraph 1 is hereby deleted in its entirety and replaced as follows: A total of 6,296 rentable square feet (RSF), consisting of 5,288 ANSI/BOMA Office Area Square Feet (ABOASF) of office and related space located at 14361 Commerce Way, Miami Lakes, FL 33016-1561. Lessor shall provide a parking per square footage ratio of 4.5/100 for employee/visitor use or official Government vehicles at not additional cost to the Government in accordance with SFO 8FL2381. 2. Paragraph 2 and 3 are hereby deleted in their entirety and replaced as follows: The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows: <div style="text-align: center; margin-top: 20px;"> ----- Continued on Page 2 ----- </div>		
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 AGS Properties Corp. A FL Corporation BY <u></u> (Signature) <u>ALVARO DA SILVA</u> IN PRESENCE OF <u></u> (Signature)	<u>PRESIDENT</u> (Title) <u>290 NW 165TH ST, STE. M400, MIAMI, FL</u> (Address)	
UNITED STATES OF AMERICA BY <u></u> (Signature)		
Glynda Grieve, Contracting Officer GENERAL SERVICES ADMINISTRATION (Official Title)		

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SUPPLEMENTAL LEASE AGREEMENT No. 3

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TERM FROM	TERM TO	RENT (Annual)	SHELL PER RSF	OP EX PER RSF	TI PER RSF	RATE PER RSF	RATE PER ABOA SF	MONTHLY RATE
8/3/2010	5/31/2011	\$130,264.24	\$14.59	\$6.10	\$0.00	\$20.69	\$24.63	\$10,855.35
6/1/2011	8/2/2011	\$163,247.72	\$14.59	\$6.10	\$5.24	\$25.93	\$30.87	\$13,603.98
8/3/2011	8/2/2012	\$167,025.52	\$15.19	\$6.10	\$5.24	\$26.53	\$31.59	\$13,918.79
8/3/2012	8/2/2013	\$170,803.12	\$15.79	\$6.10	\$5.24	\$27.13	\$32.30	\$14,233.59
8/3/2013	8/2/2014	\$174,580.72	\$16.39	\$6.10	\$5.24	\$27.73	\$33.01	\$14,548.39
8/3/2014	8/2/2015	\$178,358.32	\$16.99	\$6.10	\$5.24	\$28.33	\$33.73	\$14,863.19
8/3/2015	5/31/2016	\$152,573.06	\$17.74	\$6.10	\$5.24	\$29.08	\$34.50	\$15,257.31
6/1/2016	8/2/2016	\$25,016.10	\$17.74	\$6.10	\$0.00	\$23.84	\$28.38	\$12,508.05
8/3/2016	8/2/2017	\$154,818.64	\$18.49	\$6.10	\$0.00	\$24.59	\$29.28	\$12,901.55
8/3/2017	8/2/2018	\$159,540.64	\$19.24	\$6.10	\$0.00	\$25.34	\$30.17	\$13,295.05
8/3/2018	8/2/2019	\$164,262.64	\$19.99	\$6.10	\$0.00	\$26.09	\$31.06	\$13,688.55
8/3/2019	8/2/2020	\$168,984.64	\$20.74	\$6.10	\$0.00	\$26.84	\$31.96	\$14,082.05

Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 above.

Note 2. The rate per ABOASF is determined by dividing the total annual rental by the ABOASF set forth in Paragraph 9.

Note 3. The operating cost is not subject to annual escalation

3. Paragraph 9 is hereby deleted in its entirety and replaced as follows:

The premises described in Paragraph 1 of this Standard Form 2 shall contain 5,288 ABOASF of office and related space, as identified in SFO No 8FL2381.

4. Paragraph 14 is deleted in its entirety and replaced as follows:

The rental rate in Paragraph 3 of this Standard Form 2 for the period June 1, 2011 through May 31, 2016 includes all Tenant Improvements. In accordance with Paragraph 3.2 of SFO the Tenant Improvement allowance (T/I) provided in the lease is \$37.45 per ANSI/BOMA Office Area square foot for 5,288 ABOASF or \$198,035.60 amortized at an interest rate of 6% over ten (5) years yielding an annual cost of \$39,607.12 at a rate of \$7.49 per ABOASF (\$6.29 per RSF). The T/I will be used to construct the interior space in accordance with the approved Design Intent Drawings provided by the agency and the lease. The total tenant improvement cost established at \$142,175.04. The tenant improvement allowance of \$198,035.60 is more than the actual construction expenses, the Government will adjust the rental rate downward to off-set the difference in the T/I.

5. In accordance with Paragraph 1.12 (Building Shell Requirements) of SFO No.8FL2381, the annual shell cost is established as \$14.59 per RSF (\$17.37 per ABOASF) which is adjusted annually per the rental rate in Paragraph 2.

Initials:

Lessor

Government

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SUPPLEMENTAL LEASE AGREEMENT NO. 3

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6. Paragraph 9 is deleted in its entirety and replaced as follows:

In accordance with Paragraph 4.2 (Tax Adjustment) of SFO No. 8FL2381 the percentage of Government occupancy is established as 17.4889%, (based on total building area of 36,000 RSF and the Government's occupancy of approximately 6,296 RSF). Percentage of occupancy is subject to revision based on actual measurement of Government occupied space at time of final inspection, not to exceed the maximum ABOASF stated in the SFO, and in accordance with GSA Form 3517B, GENERAL CLAUSES.

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

In accordance with Paragraph 4.3 (Operating Costs and Base) of SFO No. 8FL2381 the annual operating cost is established as \$38,405.60 yielding an escalation base of \$6.10 per RSF (\$7.26 per ABOASF) which is inclusive of the rental rate in Paragraph 3 for the period 8/3/2010 through 8/2/2020.

8. Paragraph 14 is deleted in its entirety and replaced as follows:

In accordance with Paragraph 4.1.C (Common Area Factor) of SFO No 8FL2381 the common area factor (CAF) is established as 1.190620% based on 6,296 RSF and 5,288 ABOASF.

9. Paragraph 22 is hereby deleted in its entirety and replaced as follows:


In accordance with SFO No 8FL2381 Paragraph 2.3, the Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease. The 100% balance which equates to [REDACTED] is to be paid to the broker as follows: Fifty percent (50%) being paid to the broker is due and payable within 30 days after lease award (full execution) and the remaining (50%) upon acceptance of space. Broker was paid [REDACTED] by Lessor upon lease award so remaining Commission to be paid to Broker is [REDACTED]. 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.

Per SLA #1 of Lease NO. GS-04B-59826 Government has received prorated commission credit of [REDACTED] for August 2010 rent and [REDACTED] for Sept 2010 rent. As such the commission credits below have been adjusted for received credit.

Rental Payment for first month of \$13,603.99 minus the prorated Commission Credit of [REDACTED] (Calculated at [REDACTED] minus the [REDACTED] equals the adjusted June 2011 Rent of [REDACTED].

Initials:


Lessor


Government

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Rental Payment for second month of \$13,603.99 minus the prorated Commission Credit of [REDACTED] (Calculated at [REDACTED] minus the [REDACTED]) equals the adjusted July 2011 Rent of [REDACTED]

10. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit A.

11. The Lessor hereby waives restoration as a result of all improvements.

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

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Government