

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-04B-59839	DATE 4/20/10	PAGE 1 of 1
ADDRESS OF PREMISES Wachovia Bank Building, 21 E. Garden Street, Pensacola Florida 32502-5675			

THIS AGREEMENT, made and entered into this date by and between Marina Lakes, LLC.

whose address is 502 Timber Lane
Panama City, FL 32405-4433

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:

Paragraph 3 is deleted in its entirety and replaced with:

"3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

TERM	ANNUAL RENT*	RATE Per RSF ¹ and ²	MONTHLY RENT
05/19/2010-05/18/2015	\$837,007.07	\$27.544	\$69,750.59
05/19/2015-05/18/2020	\$644,651.03	\$21.214	\$53,720.92

* The rent shall be adjusted in accordance with SFO Paragraph 1.11 to reflect actual tenant allowance used.

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

Note 2. The rate per BOMA office area square foot (OASF) is determined by dividing the total annual rental by the BOMA office area square footage set forth in Paragraph 1."

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	
SIGNATURE <i>Robin Magueira</i>	NAME OF SIGNER Robin Magueira
ADDRESS 502 Timber Lane Panama City, FL 32405	

IN PRESENCE OF	
SIGNATURE <i>Lissette A. Magueira</i>	NAME OF SIGNER Lissette A. MAGUEIRA
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UNITED STATES OF AMERICA	
SIGNATURE <i>[Signature]</i>	NAME OF SIGNER Milagros Toro
	OFFICIAL TITLE OF SIGNER Contracting Officer
GSA, PBS	

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Paragraph 19 is deleted in its entirety and replaced with:

"19. In accordance with the SOLICITATION FOR OFFERS 8FL2107, Paragraph 2.4. The Lessor and the Broker have agreed to a SFO cooperating lease commission of [REDACTED] of the firm term value of this leases. 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 the lease transaction ("Commission Credit"). The Commission Credit is [REDACTED] per month rounded, for two (2) months of the lease. The Lessor agrees to pay the Commission less the Commission Credit, [REDACTED] to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the Commission agreement and forming a part of this lease.

Notwithstanding Paragraph 3 of the 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 the schedule below for adjusted Monthly Rent:

First Month's Rental Payment \$69,750.59 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent;

Second Month's Rental Payment \$69,750.59 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent;

Payments to be made to:

CB Richard Ellis, Inc.
8270 Greensboro Drive, Suite 620
McLean, VA 22102-3800

Paragraph 25 is hereby added and made a part of the Lease:

"25. A Notice to proceed for the Tenant Improvement budget of \$772,630.00 is issued by the government on March 19, 2010. The Tenant Improvement proposal dated March 12, 2010 is hereby approved in the amount of \$772,630.00. The full amount of \$772,630.00 will be amortized into the rent over the first five (5) years at an interest rate of 9% at a cost of \$6.333 RSF or \$7.192 OASF. The Government may adjust the rental rate to reflect any additional Tenant improvement costs during the course of the project. Any amount above the original tenant allowance of \$979,683.60 or \$9.12 OASF will be paid by rental adjustment or lump sum, to be determined by the Government."

INITIALS: PR LESSOR
MT GOVT

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