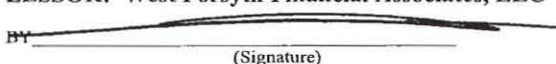
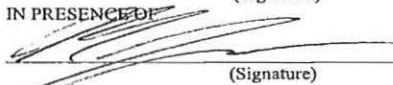



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT					SUPPLEMENTAL AGREEMENT NO. 1	DATE <u>5/10/2011</u>	
ADDRESS OF PREMISES 200 W. Forsyth St, Jacksonville, FL 32202-4349					TO LEASE NO. GS-04B-61839		
THIS AGREEMENT, made and entered into this date by and between: West Forsyth Financial Associates, LLC							
whose address is 200 W. Forsyth St, Jacksonville, FL 32202-4349,							
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 agree that the said Lease is amended,							
The Government shall pay the Lessor monthly, in arrears, for 6 reserved parking spaces.							
Schedule of rent components:							
Term	RSF/ABOA	Base Rent	*Operating Rent	Parking	Rate RSF/ABOA	Monthly	Annual
2/1/11-1/31/16	4,795/4,134	\$87,460.80	\$32,414.20	\$9,720	\$27.03/\$31.35	\$10,799.58	\$129,595.00
2/1/16-1/31/21	4,795/4,134	\$101,414.25	\$32,414.20	\$9,720	\$29.94/\$34.72	\$11,962.37	\$143,548.45
*Operating rent subject to CPI escalations.							
THIS AREA INTENTIONALLY LEFT BLANK							
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.							
LESSOR: West Forsyth Financial Associates, LLC *				Robert S. Friedman			
BY  (Signature)				Vice President (Title)			
IN PRESENCE OF  (Signature)				999 Waterside Dr. # 2300, Norfolk VA 23510 (Address)			
UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION							
BY  (Signature)				Contracting Officer (Official Title)			

GSA form 276 (REV 11/93)

by: West Forsyth Managing Co., LLC, its Manager

Lease No. GS-04B-61839 **SLA #1**

Signed, sealed and delivered in the presence of:

Melynda Belby
Print Name: Melynda Belby

Kim Gatlin
Print Name: Kim Gatlin

Signed, sealed and delivered in the presence of:

Melynda Belby
Print Name: Melynda Belby

Kim Gatlin
Print Name: Kim Gatlin

Signed, sealed and delivered in the presence of:

Melynda Belby
Print Name: Melynda Belby

Kim Gatlin
Print Name: Kim Gatlin

LESSOR:

Pepperwood West Forsyth, LLC, a
Delaware limited liability company

By: PWF Managing Co., LLC, a
Delaware limited liability company,
its Manager

By: [Signature]
Name: Robert S. Friedman
Vice President Vice President

West Forsyth Financial Associates, LLC,
a Virginia limited liability company

By: West Forsyth Managing Co., LLC, a
Delaware limited liability company,
its Manager

By: [Signature]
Name: Robert S. Friedman
Vice President Vice President

Riverside West Forsyth, LLC, a
Delaware limited liability company

By: RWF Managing Co., LLC, a
Delaware limited liability company,
its Manager

By: [Signature]
Name: Robert S. Friedman
Vice President Vice President

Lease No. GS-04B-61839 SLA#1

Signed, sealed and delivered in the presence of:

Print Name: Ilene Cosme

Print Name: Ilene Cosme

Signed, sealed and delivered in the presence of:

Print Name: Ilene Cosme

Print Name: Ilene Cosme

Reads West Forsyth, LLC, a Delaware limited liability company

By: Reads Venture Co., LLC, a New York limited liability company, its sole Member

By: Sheri Shulman
Name: Sheri Shulman
Title: Vice President

Sendar (Garage) West Forsyth, LLC, a Delaware limited liability company

By: Sendar Jacksonville (Garage) LLC, a Delaware limited liability company its sole Member

By: Sendar Development Co. LLC, a New York limited liability company its sole member

By: Sheri Shulman
Name: Sheri Shulman

Title: Vice President