

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
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ADDRESS OF PREMISES

WAREHOUSE, 1334-1336 NW 78th Avenue, Miami, FL 33126-1606

THIS AGREEMENT, made and entered into this date by and between Public Storage Business Parks

Whose address is 8216 NW 24th Street
Miami, Florida 33126-1502

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 provide for an increase in square footage.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended effective January 5, 2012 as follows:

The purpose of this supplemental lease agreement is to provide for an expansion to the leased premises of 5,000 rentable square feet (5,000 ANSI/BOMA office area square feet) and 5 surface parking spaces at 1338 NW 78th Avenue for a period beginning upon completion and acceptance by GSA of the tenant alterations and ending on August 31, 2016. The new total square footage for the lease shall be 15,000 RSF (15,000 ANSI/BOMA office area square feet), and the new total of parking spaces shall be 15 surface parking spaces.

Upon commencement of the expansion space by GSA, the following clauses are hereby amended or replaced:

Section 1, Paragraph 1.01 as set forth in the Lease GSA Form L202 and all subsequent Supplemental Lease Agreements is hereby amended as follows:

"1.01 THE PREMISES—SUCCEEDING (APR 2011)...

The Premises are described as follows:

Office and Related Space: 15,000 rentable square feet (RSF), yielding 15,000 ANSI/BOMA Office Area (ABOA) square feet (sq. ft.) of office and related space (based upon a Common Area Factor of 1.0 percent,

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

LESSOR:

SIGNATURE

NAME OF SIGNER

Viola Sanchez

ADDRESS

8216 NW 14 ST Doral, FL 33126

IN PRESENCE OF

SIGNATURE

NAME OF SIGNER

Ivelisse Pietri

ADDRESS

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER

Michael Ellis

OFFICIAL TITLE OF SIGNER

Contracting Officer

located on the 1st floor(s) and known as Suite(s) 1334, 1336, and 1338 of the Building, as depicted in the floor plans attached hereto as Exhibit A."

Section 1, Paragraph 1.02-A. as set forth in the Lease GSA Form L202 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

"A. Parking: 15 parking spaces as depicted on the plan attached hereto as Exhibit, of which 0 shall be structured inside spaces reserved for the exclusive use of the Government, 0 shall be inside parking spaces, and 15 shall be surface parking spaces. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property."

Section 1, Paragraph 1.03-A. as set forth in the Lease GSA Form L202 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

"A. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
FULL SERVICE RATE	\$184,500.00	\$12.30	\$190,035.00	\$12.67	\$195,736.05	\$13.50	\$201,608.13	\$13.44	\$207,656.38	\$13.84

Section 3, Paragraph 1.08 as set forth in the Lease GSA Form L202 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

"The Government's Percentage of Occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is 6.28 percent. The percentage of occupancy is derived by dividing the total Government space of 15,000 rentable square feet by the total building space of 238,800 rentable square feet."

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

INITIALS:


LESSOR

&


GOV'T