

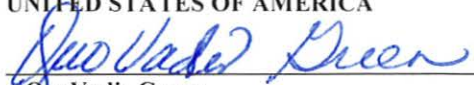


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 1	DATE <u>10/08/12</u>
TO LEASE NO. GS-04B61952		
ADDRESS OF PREMISES 925 SE 1st Street, Belle Glade, FL 33430-4305		
THIS AGREEMENT, made and entered into this date by and between Roy E. Burch Trust whose address is 2885 Jupiter Park Drive, Suite 1800 , Jupiter, FL 33345-6046 hereinafter called the Lessor, and the UNITED STATES OF AMERICA , hereinafter called the Government: WHEREAS , the parties hereto agree to supplement the above Lease. NOW THEREFORE , these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective September 26 , 2012 as follows: 1.) Description of the Tenant Improvements to be constructed; and 2.) to provide a Notice to proceed; and 3.) all other terms and conditions of the Lease are in full force and effect.		
IN WITNESS WHEREOF , the parties subscribe their names as of the above date.		
BY: Roy E. Burch Trust <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  Signature </div> <div style="width: 45%;"> <u>Trustee</u> Title </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <u>Roy E Burch</u> Printed Name - Roy E. Burch </div> <div style="width: 45%;"></div> </div>		
Witnessed in the presence of : <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  Signature </div> <div style="width: 45%;"> <u>2885 Jupiter Park Drive</u> (Address) </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <u>Patti Mitchell</u> Printed Name </div> <div style="width: 45%;"> <u>Jupiter, FL 33458</u> City, State, Zip </div> </div>		
UNITED STATES OF AMERICA  QuoVadis Green		General Services Administration <u>Lease Contracting Officer</u> (Official Title)

Supplemental Lease Agreement #1
GS-04B61952

925 SE 1st Street, Belle Glade, FL 33430-4305

1.) The Lessor shall provide all the materials, labor, and services required to provide the completion of the Tenant Improvements as depicted on the Construction Drawings attached as Exhibit "A" at **925 SE 1st Street, Belle Glade, FL 33430-4305**

2.) The Lessor remains responsible for the accuracy of the Construction Drawings as stated in the Solicitation for Offer under "Construction Schedule and Acceptance of Tenant Improvements, Review of Working/Construction Drawings." This Supplemental Lease Agreement (SLA) does not release the Lessor for liability for accuracy of the Construction Drawings when compared to the GSA approved Design Intent Drawings.

3.) Upon full execution and delivery of this SLA the Lessor can consider this as a Notice to Proceed with the Tenant Improvement construction. The anticipated date of completion and acceptance by the Government is on or before **January 25, 2013**.

4.) The Government shall pay the Lessor for the total cost of the Tenant Improvements and as follows:


The Government and the Lessor have agreed that the total cost of the Tenant Improvements are **\$276,268.65**. The total Tenant Improvement cost include all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements by the anticipated date of completion noted above in paragraph 3.

A portion of the Total Tenant Improvement cost, in the amount of **\$276,268.65** shall be amortized over the **first five (5) year firm term** of the lease agreement at an interest rate of **five and half percent (5.5%)** paid monthly in arrears as part of the rental payment upon the completion and acceptance by the Government.

Any changes of the Construction Drawings which result in a financial, conditional, or term change to the lease agreement, of any type, must be approved, in writing, by the GSA Contracting Officer.

Upon the completion and acceptance of the Tenant Improvements by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, the amortized Tenant Improvement, and the Commissions) shall be established by a subsequent SLA.

6.) All other terms and conditions of this lease shall remain in full force and effect.

Gov't Initials: 

Lessor Initials: 