

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT 2	DATE <div style="font-size: 1.2em;">11/27/12</div>																																			
TO LEASE NO. GS-04B-61984																																					
ADDRESS OF PREMISE ComPark 75 Building One, 4446 Pet Lane, Units 105-108, Lutz, FL 33599																																					
<p>THIS AGREEMENT, made and entered into this date by and between HR Pasco, LLP</p> <p>whose address is 1101 East Fletcher Ave, Tampa, FL 33612-3666</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to start rent</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, Effective, November 1, 2012, as follows:</p> <p>A. Paragraph 1.03 of page 4 of GSA Form L201C, RENT AND OTHER CONSIDERATION is hereby amended as follows:</p> <p>"A. The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th></th> <th colspan="2" style="text-align: center;">9/10/12-10/31/2012</th> <th colspan="2" style="text-align: center;">11/1/12-9/9/2017</th> </tr> <tr> <th></th> <th style="text-align: center;">Annual Rent</th> <th style="text-align: center;">Annual Rate/RSF</th> <th style="text-align: center;">Annual Rent</th> <th style="text-align: center;">Annual Rate/RSF</th> </tr> </thead> <tbody> <tr> <td>Shell Rental Rate</td> <td style="text-align: right;">\$320,073.00</td> <td style="text-align: right;">\$15.24</td> <td style="text-align: right;">\$320,073.00</td> <td style="text-align: right;">\$15.24</td> </tr> <tr> <td>Tenant Improvements Rental Rate</td> <td style="text-align: right;">\$140,193.48</td> <td style="text-align: right;">\$6.68</td> <td style="text-align: right;">\$140,193.48</td> <td style="text-align: right;">\$6.68</td> </tr> <tr> <td>Operating Costs</td> <td style="text-align: right;">\$124,798.00</td> <td style="text-align: right;">\$5.94</td> <td style="text-align: right;">\$125,455.00</td> <td style="text-align: right;">\$5.97</td> </tr> <tr> <td>Building Specific Security Costs</td> <td style="text-align: right;">\$1,077.90</td> <td style="text-align: right;">\$0.05</td> <td style="text-align: right;">\$1,077.90</td> <td style="text-align: right;">\$0.05</td> </tr> <tr> <td>Full Service Rate</td> <td style="text-align: right;">\$586,142.38</td> <td style="text-align: right;">\$27.91</td> <td style="text-align: right;">\$586,799.38</td> <td style="text-align: right;">\$27.94</td> </tr> </tbody> </table> <p>This Supplemental Lease Agreement contains two (2) pages. 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.</p> <p>LESSOR:</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>BY (Signature)</p> <p>IN THE PRESENCE OF (Signature)</p> </div> <div style="width: 45%; text-align: center;"> <p> PRESIDENT OF LCM MANAGEMENT INCORP OF LCM INVESTMENTS LLC MANAGING PARTNER (Title)</p> <p><u>1101 EAST FLETCHER AVENUE</u> <u>TAMPA, FL 33612</u> (Address)</p> </div> </div>				9/10/12-10/31/2012		11/1/12-9/9/2017			Annual Rent	Annual Rate/RSF	Annual Rent	Annual Rate/RSF	Shell Rental Rate	\$320,073.00	\$15.24	\$320,073.00	\$15.24	Tenant Improvements Rental Rate	\$140,193.48	\$6.68	\$140,193.48	\$6.68	Operating Costs	\$124,798.00	\$5.94	\$125,455.00	\$5.97	Building Specific Security Costs	\$1,077.90	\$0.05	\$1,077.90	\$0.05	Full Service Rate	\$586,142.38	\$27.91	\$586,799.38	\$27.94
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<p>UNITED STATES OF AMERICA, GSA, PBS,</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <p>BY (Signature)</p> </div> <div style="width: 45%; text-align: center;"> <p>Contracting Officer _____ (Official Title)</p> </div> </div>																																					

**SUPPLEMENTAL LEASE AGREEMENT
No. 2**

Page 2 of 2

**TO LEASE NO.
GS-04B-61984**

	9/10/17-9/9/2022	
	Annual Rent	Annual Rate/RSF
Shell Rental Rate	\$392,943.00	\$18.71
Tenant Improvements Rental Rate*	\$0.00	\$0.00
Operating Costs***	\$125,455.00	\$5.97
Building Specific Security Costs**	\$0.00	\$0.00
Full Service Rate	\$518,389.00	\$24.69

**The Tenant Improvements Allowance and BSSC is amortized at a rate of 7.17 percent per annum for 5 years.*

***Total BSSC costs being amortized into the lease are [REDACTED], for the [REDACTED] only.*

****Operating costs as escalated*

B. The HVAC for the following rooms will be charged as follows:

ADP Room – 24-7 at 70 degrees (452 SF) =	\$436/mo.
Sample Prep Area – 12-7 at 74 degrees (736 SF) =	\$355/mo.
Total	\$791/mo.

Initials:


Lessor

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Gov't 