

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-04B-61870	DATE 1/29/13	PAGE 1 of 2
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ADDRESS OF PREMISES  
**411 NE Racetrack Road, Ft. Walton Beach, FL 32547-2503**

**THIS AGREEMENT**, made and entered into this date by and between City Plaza, LLC whose address is 174 Country Club Road, Shalimar, FL 32579

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

The Lessor hereby leases to the Government 1,666 rentable square feet (RSF) of office and related space, yielding 1,666 ANSI/BOMA office area square feet (ABOASF) of space and one (1) surface parking located at 411 NE Racetrack Road, Ft. Walton Beach, FL 32547-2503.

**WHEREAS**, the parties hereto desire to amend the above Lease Contract as shown below.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective August 31, 2012 as follows:

- Page one of the Lease referencing the "term beginning September 1, 2012 and continuing through August 31, 2022" is hereby amended to state: "term beginning April 1, 2013 and continuing through March 31, 2023".
- Paragraph 1.03 of the Lease is hereby deleted in its entirety and replaced with the following:

**Paragraph 1.03 RENT AND OTHER CONSIDERATION (succeeding) (SEPT 2011)**

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

	April 1, 2013 – March 31, 2018		April 1, 2018 – March 31, 2023	
	Annual Rent	Annual Rate/RSF <sup>3</sup>	Annual Rent	Annual Rate/RSF <sup>3</sup>
Shell Rent	\$20,825.00	\$12.50	\$20,825.00	\$12.50
Tenant Improvements Rent <sup>1</sup>	\$ 2,882.18	\$ 1.73	N/A	N/A
Operating Costs	\$12,028.52	\$ 7.22	\$12,028.52	\$7.22
Building Specific Security <sup>2</sup>	\$ 766.36	\$ 0.46	N/A	N/A
<b>Total Annual Rent</b>	<b>\$36,502.06</b>	<b>\$21.91</b>	<b>\$32,853.52</b>	<b>\$19.72</b>

<sup>1</sup>Upon completion and acceptance of the Tenant Improvements, which are expected to cost **\$14,410.90**, the actual costs of the tenant improvement work will be reconciled. The Annual Rent for the tenant improvements will be adjusted accordingly which will be documented in a Supplemental Lease Agreement and amortized at a rate of 0 percent per annum over 5 years.

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

**LESSOR**

[Redacted]	for: City Plaza, LLC as its: managing member	NAME OF SIGNER Mark G. Bethes
	ADDRESS 174 Country Club Road, Shalimar, FL 32579	

**IN PRESENCE OF**

[Redacted]	NAME OF SIGNER Maria F. Henriquez
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**UNITED STATES OF AMERICA**

[Redacted]	NAME OF SIGNER Quovadis Cree
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer

<sup>2</sup>Upon completion and acceptance of the Building Specific Security Improvements, which are expected to cost **\$3,831.80**, the actual costs of the Building Specific Security improvements will be reconciled. The Annual Rent for the Building Specific Security Improvements will be adjusted accordingly which will be documented in a Supplemental Lease Agreement and amortized at a rate of **0** percent per annum over **5** five years.  
<sup>3</sup>Rates may be rounded.

- B. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.
- C. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.
- D. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:
  - 1. The leasehold interest in the Property described in "Paragraph 1.01 The Premises" created herein;
  - 2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;
  - 3. Performance or satisfaction of all other obligations set forth in this Lease; and
  - 4. All services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

E. INTENTIONALLY DELETED

- 3. Paragraph 1.05 of the Lease is hereby amended as follows:

The effective date for the Government to terminate the Lease is changed from "August 31, 2017" to "March, 31, 2018".

- 4. Paragraph 1.06 of the Lease is hereby amended as follows:

The [REDACTED] for the Government to renew the Lease is hereby modified from [REDACTED] to [REDACTED].

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.

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LESSOR: MSB GOVERNMENT: [Signature]