

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. <u>1</u>
ADDRESS OF PREMISES: <b>FLAMINGO PARK OF COMMERCE</b> <b>12000 MIRAMAR PARKWAY</b> <b>MIRAMAR, FL 33025-3921</b>	TO LEASE NO. <u>GS-04P-LFL62201</u>

**THIS AMENDMENT** is made and entered into between **FLAMINGO PARK OTFS, LLC**

whose address is: **100 FRONT STREET, CONSHOHOCKEN, PA 19428-2883**

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 reflect the reduction in square footage and the corresponding reduction in annual rent, to reduce the percentage of occupancy of the Government,

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


(See page 2)

This Lease Amendment contains 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 below dates:


**FOR THE LESSOR**

Signature:   
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Entity Name: FLAMINGO PARK OTFS, LLC  
 Date: 8-31-15

**FOR THE GOVERNMENT**

Signature:   
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: 9/2/15

**WITNESS**

Signature:   
 Name: \_\_\_\_\_  
 Title: LEASE AMENDMENT  
 Date: 8-31-15

1. Effective September 1, 2015, the Lessor hereby leases to the Government a total of 25,200 Rentable Square Feet (RSF) yielding 25,200 Usable Square Feet (USF) of office and related space.
2. Effective September 1, 2015, the Government shall pay the Lessor annual rent as follows:

	BLOCK A: 11,700 ABOA/RSF SEPTEMBER 1, 2015- AUGUST 31, 2018	BLOCK B: 13,500 ABOA/RSF SEPTEMBER 1, 2015- AUGUST 31, 2018
	[REDACTED]	[REDACTED]
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$166,459.65	\$192,068.83
OPERATING COSTS <sup>2</sup>	\$66,266.28	\$76,461.09
TENANT IMPROVEMENTS <sup>3</sup>	\$0.00	\$18,779.50
PARKING <sup>4</sup>	\$0.00	\$0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$232,725.93</b>	<b>\$287,309.42</b>

<sup>1</sup>Shell rent calculation:

- ( [REDACTED] block A) \$14.23 per RSF multiplied by 11,700 RSF, for a total of \$166,459.65.
- ( [REDACTED] block B) \$14.23 per RSF multiplied by 13,500 RSF, for a total of \$192,068.83.

<sup>2</sup>Operating Costs rent calculation:

- ( [REDACTED] block A) \$5.66 per RSF multiplied by 11,700 RSF, for a total of \$66,266.28.
- ( [REDACTED] block B) \$5.66 per RSF multiplied by 13,500 RSF, for a total of \$76,461.09.

\*Operating rent inclusive of CPI through 2015.

<sup>3</sup>Tenant Improvement (TI) cost will be paid in full by August 2016.

<sup>4</sup>Parking is offered in the rental rates.

3. Effective September 1, 2015, the percentage of occupancy for the Government shall be 32.94%.

*js*  
~~32.94%~~  
33.33%

INITIALS: *JRR* & *[Signature]*  
LESSOR & GOVT