LEASE AMENDMENT No. 11

TO LEASE NO. GS-048-82270 (formerly LFL62279)

ADDRESS OF PREMISES:
4121 Southpoint Boulevard,
Jacksonville, FL 32216-0930

PDN Number: N/A

THIS AMENDMENT is made and entered into between: AILANI NORTH DIXIE, LLC

whose address is: 6667 Merryvale Lane, Port Orange, FL 32128-4042

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective February 10, 2015 as follows:

See page 2 of the subject Lease Agreement.

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 date.

FOR THE LESSOR:

Signature: 
Name: Ailani North Dixie, LLC
Title: 
Entity Name: 
Date: 2-8-15

FOR THE GOVERNMENT:

Signature: 
Name: Assistant
Title: 
Date: 2-8-15

WITNESSED FOR:

Signature: 
Name: 
Title: 
Date: 2-8-15

General Services Administration
Public Buildings Service
Lease Amendment Form 12/12
Section 1.03, RENT AND OTHER CONSIDERATION (AUG 2011) of the lease shall be amended as follows:

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

- 02/10/2016 to 02/09/2025

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shell Rent</td>
<td>$398,949.00</td>
</tr>
<tr>
<td>Tenant Improvement Rent</td>
<td>$39,576.06</td>
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<tr>
<td>Operating Costs</td>
<td>$183,786.00</td>
</tr>
<tr>
<td>Building Specific Amortized Capital (BSAC)</td>
<td>0.00</td>
</tr>
<tr>
<td>Parking</td>
<td>0.00</td>
</tr>
<tr>
<td><strong>Total Annual Rent</strong></td>
<td><strong>$682,210.06</strong></td>
</tr>
</tbody>
</table>

1 Shell rent calculation:
   (Firm Term) $18.73 PER RSF multiplied by 21,300 RSF

2 The Tenant Improvement Allowance of $ 748,173.00 is amortized at a rate of 6.0% percent per annum over 10 years

3 Operating Costs rent calculation: $7.22 per RSF multiplied by 21,300 RSF; this figure does not include a CPI escalation.

- 02/10/2026 to 02/09/2030

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Shell Rent</td>
<td>$83,400.00</td>
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<tr>
<td>Tenant Improvement Rent</td>
<td>0.00</td>
</tr>
<tr>
<td>Operating Costs</td>
<td>$183,786.00</td>
</tr>
<tr>
<td>Building Specific Amortized Capital (BSAC)</td>
<td>0.00</td>
</tr>
<tr>
<td>Parking</td>
<td>0.00</td>
</tr>
<tr>
<td><strong>Total Annual Rent</strong></td>
<td><strong>$587,186.00</strong></td>
</tr>
</tbody>
</table>

1 Shell rent calculation:
   (Non-Firm Term) $18.00 PER RSF multiplied by 21,300 RSF

2 The Tenant Improvement Allowance of $ 0.00 is amortized at a rate of 0% percent per annum over 0 years

3 Operating Costs rent calculation: $7.22 per RSF multiplied by 21,300 RSF