

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 11
	TO LEASE NO. GS-04B-62270 (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: _____
Title: _____
Entity Name: Ailani North Dixie LLC
Date: 9-8-15

Signature: _____
Name: _____
Title: _____
Date: 9/9/15
GSA, Public Buildings Service, Leasing Division

WITNESSED FOR

Signature: _____
Name: _____
Title: Assistant
Date: 9-8-15

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:

- 02/10/2015 TO 02/09/2025

SHELL RENT ¹	\$388,948.00
TENANT IMPROVEMENTS RENT ²	\$89,676.05
OPERATING COSTS ³	\$153,786.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$0.00
PARKING	\$0.00
TOTAL ANNUAL RENT	\$652,410.05

¹Shell rent calculation:

(Firm Term) \$18.73 PER RSF multiplied by 21,300 RSF

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

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

- 02/10/2025 TO 02/09/2030

INITIALS: [Signature] & [Signature]
LESSOR Govt

SHELL RENT ¹	\$388,948.00
TENANT IMPROVEMENTS RENT ²	0.00
OPERATING COSTS ³	\$153,786.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	0.00
PARKING	0.00
TOTAL ANNUAL RENT	\$537,735.00

\$383,400.00
\$537,186.00

[Signature]

[Signature]

NON-FIRM TERM
\$18.00

¹Shell rent calculation:

(Firm Term) \$18.73 PER RSF multiplied by 21,300 RSF

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

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

INITIALS: [Signature] LESSOR [Signature] GOVT