GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

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

LEASE AMENDMENT No. 7
TO LEASE NO. GS-04B-62270 (formerly LFL62279)

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:

Change in Official Lease Number

1. Effective October 1, 2012, the lease number is hereby changed from GS-04B-62279 to GS-04B-62270.

LEASE TERM

TO HAVE AND TO HOLD THE SAID PREMISES WITH ITS APPURTEHANCES FOR THE TERM BEGINNING 02/10/2015 THROUGH AND INCLUDING 02/09/2034 AND CONTINUING FOR A PERIOD OF 15 YEARS WITH 10 YEARS FIRM, SUBJECT TO TERMINATION AND RENEWAL RIGHTS AS ESTABLISHED IN THE LEASE.

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.

Title: Lease Contracting Officer
Name: GSA, Public Buildings Service, Leasing Division
Date: 3/11/15

Title: Administrative Assistant
Name: 
Date: 3/10/15

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:

- **BLOCK A (12,361 ABOA) & BLOCK B (7,229 ABOA)**
- 02/10/2015 TO 02/09/2026

<table>
<thead>
<tr>
<th>BLOCK A</th>
<th>BLOCK B</th>
<th>BLENDED RENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHASE 1 &amp; PHASE 2</td>
<td>PHASE 3 &amp; PHASE 4</td>
<td>YEAR 1-10</td>
</tr>
<tr>
<td>12,361 ABOA</td>
<td>7,229 ABOA</td>
<td>19,590 ABOA/21,300 RSF</td>
</tr>
</tbody>
</table>

| SHELL RENT | $251,947.87 | $147,011.13 | $398,959.00 |
| TENANT IMPROVEMENTS RENT | $61,324.83 | $0.00 | $61,324.83 |
| OPERATING COSTS | $98,020.56 | $56,921.80 | $155,842.36 |
| BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) | $0.00 | $0.00 | $0.00 |
| PARKING | $0.00 | $0.00 | $0.00 |
| TOTAL ANNUAL RENT | $409,583.26 | $204,532.76 | $614,115.99 |

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 5.5% percent per annum over 10 years
3 Operating Costs rent calculation: $7.22 per RSF multiplied by 21,300 RSF

- **BLOCK A (12,361 ABOA) & BLOCK B (7,229 ABOA)**
- 02/10/2026 TO 02/09/2031

| SHELL RENT | $383,400.00 |
| TENANT IMPROVEMENTS RENT | 0.00 |
| OPERATING COSTS | $153,842.16 |
| BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) | 0.00 |
| PARKING | 0.00 |
| TOTAL ANNUAL RENT | $537,242.16 |

1 Shell rent calculation:
   (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