

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT		LEASE AMENDMENT No. 1
		TO LEASE NO. GS-04B-62424
ADDRESS OF PREMISES	Aero Lauderdale Building 1 690 SW 34 th Street Fort Lauderdale, FL 33315-3628	PDN Number:

THIS AMENDMENT is made and entered into between **Aero Lauderdale, LLC**

whose address is: Aeroterm, 19115 Lee Road, Suite 226, Humble, TX 77338

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

WHEREAS, the parties hereto desire to amend the above Lease contract to issue a notice to proceed with the Tenant Improvements.

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 March 20, 2013 as follows:

- I. The Government hereby accepts the Lessor's proposal to provide all labor and materials necessary to install and maintain the improvements incorporated into the lease as Exhibit A, 1 page and issues a Notice to Proceed for Tenant Improvements not to exceed the amount of \$30,646.77.
- II. Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent Lease Amendment.
- III. By acceptance of this Lease Amendment, the Lessor further substantiates that no further costs associated with the building shell items have been knowingly included in the tenant improvement pricing. If there are additional change orders to the original construction cost, they will also be incorporated by Lease Amendment and a notice to proceed will be issued.
- IV. The Lessor waives all restoration rights.

This Lease Amendment contains 1 page.

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:

<p>FOR THE LESSOR</p> <p>Signature: _____ Name: _____ Title: <u>Sr. Vice President</u> Entity Name: <u>Aero Lauderdale, LLC</u> Date: <u>March 29, 2013</u></p>	<p>FOR THE GOVERNMENT</p> <p>Signature: _____ Name: _____ Title: _____ GSA: <u>Public Buildings Service</u> Date: <u>6/27/13</u></p>
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WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: Executive Assistant
Date: March 29, 2013