

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LFL-62453
ADDRESS OF PREMISES One Park Place 621 NW 53 rd Street – 4 th Floor Boca Raton, FL 33487-8236	PDN Number:

THIS AMENDMENT is made and entered into between **CANPRO INVESTMENTS LTD.**

whose address is: dba One Park Place
 621 NW 53rd Street, Suite 100
 Boca Raton, Florida 33487-8236

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended:

- A. Based on this contract requirement, we have reviewed your **revised** TI costs from the bids dated November 19, 2013, and determined that they are fair and reasonable. This LA represents your Notice to Proceed (NTP) with the construction of the TIs in the amount of \$411,174.75.

In accordance with the lease paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements that are NOT – TO – EXCEED the total amount of \$411,174.75 shall be amortized through the rent over 120 months at 3.25%. [REDACTED] does not have the contractual authority to enter into any agreements with the Lessor or the Lessor's representatives for improvements, changes, or modifications of the Lease, unless approved by a GSA, Contracting Officer. To enter into such agreements with [REDACTED] may result in unrecoverable costs for the Lessor.

The Lease requires completion of the construction no later than April 25, 2014. Upon completion, inspection, and acceptance of the space by the Contracting Officer, a Lease Amendment will be drafted to consolidate any additional TI costs, to finalize rent payments, and to establish beneficial occupancy. If the TI allowance in the lease is more than the above NTP amount, the rental rate will be adjusted downward in accordance with other provisions of the lease.

The Lessor hereby waives restoration as a result of all improvements.

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.

FOR THE LESSOR:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: J.P. FINANCE
 Entity Name: CANPRO INVESTMENTS LTD.
 Date: DEC. 19, 2013

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: [REDACTED]
 Date: GSA, Public Buildings Service
12/18/13

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: [REDACTED]
 Date: 12-18-13