

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-04P-LFL62287
Address of Premises: 2314 South Parsons Avenue, Seffner, FL 33584-5214	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between **MBN Inc.**

whose address is: 1305 Cadence Ct., Brandon, FL 33511-6353

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

**WHEREAS**, the parties hereto desire to amend the above Lease to commence rent.

**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 November 1, 2015 as follows:

A. GSA Form L201C and all subsequent Lease Amendments are hereby amended to reflect the Lessor's address is as follows:

"1305 Cadence Ct., Brandon, FL 33511-6353".

B. GSA Form L201C is hereby amended to reflect the Lease Term is as follows:


"To Have and To Hold the said Premises with its appurtenances for the term beginning upon November 1, 2015 and continuing for a period of ten (10) years, five (5) years firm, subject to termination and renewal rights as may be hereinafter set forth."

This Lease Amendment contains two (2) page/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: President/Owner  
 Entity Name: MBN INC  
 Date: 10 Nov 2015

**FOR THE GOVERNMENT:**

Signature:   
 Name: \_\_\_\_\_  
 Title: LAINB  
 Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 12/3/15

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: \_\_\_\_\_  
 Title: Defense Analyst  
 Date: 10 Nov 2015

C. GSA Form L201C, Section 1.03, Paragraph A, is hereby deleted in its entirety and replaced as follows:

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

	11/01/2015 – 10/31/2016	11/01/2016 – 10/31/2020	11/01/2020 – 10/31/2025
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$19,825.00	\$19,825.00	\$19,825.00
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$3,862.75	\$3,862.75	\$0.00
OPERATING COSTS <sup>3</sup>	\$1,525.00	\$1,525.00	\$1,525.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$2,523.76	\$0.00	\$0.00
PARKING <sup>5</sup>	\$0.00	\$0.00	\$0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$27,736.51</b>	<b>\$25,212.75</b>	<b>\$21,350.00</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$13.00 per RSF multiplied by 1,525 RSF

(Non Firm Term) \$13.00 per RSF multiplied by 1,525 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$18,480.00 is amortized at a rate of 1.75 percent per annum over 5 years.

<sup>3</sup>Operating Costs rent calculation: \$1.00 per RSF multiplied by 1,525 RSF.

<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$2,500.00 is amortized at a rate of 1.75 percent per annum over 1 year."

D. All other terms and conditions of the Lease remain in full force and effect.

E. The remainder of this page was left blank intentionally.

INITIALS: *muor* LESSOR & *SM* GOVT