

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. <u>2 R/S/MLR</u>	TO LEASE NO. <u>GS-04B-47875</u>	DATE <u>9/02/10</u>	PAGE <u>1 of 2</u>
ADDRESS OF PREMISES <u>6810 South US Highway One, Port St. Lucie, Florida 34952 - 1424 J (LLP) MLR</u>			

**THIS AGREEMENT**, made and entered into this date by and between R & S Port St. Lucie, LLC

whose address is 362 SW Atwater Way  
Madison, Florida 32340-0000

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 order tenant improvements which exceed the tenant improvement allowance.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution of this SLA by the Government and Government Inspection and Acceptance of the tenant improvements, as follows:

The purpose of this Supplemental Lease Agreement (SLA) Number 1 is to document the actual Tenant Improvement costs into the lease and to issue a **Notice to Proceed** for the project.

Paragraph 3 is hereby amended to reflect the company name change and is replaced as follows:

Rent checks via electronic payment shall be made payable to:

R & S Port St. Lucie, LLC  
362 SW Atwater Way; P.O. Box 191  
Madison, Florida 32340-0000 goes with street address  
Madison, Florida 32341-0191 goes with P.O. Box

Payee:

R & S Port St. Lucie, LLC  
362 SW Atwater Way; P.O. Box 191  
Madison, Florida 32340-0000 goes with street address  
Madison, Florida 32341-0191 goes with P.O. Box

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**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE <u>R &amp; S Port St. Lucie, LLC</u> 	NAME OF SIGNER <u>Wilbor G. Rutherford, Jr.</u>
ADDRESS <u>PO Box 191, Madison, FL 32341</u>	

IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER <u>Roxanne Jackson</u>
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UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER <u>Milagros L. Tico</u>
	OFFICIAL TITLE OF SIGNER <u>Lease Contracting Officer</u>

Paragraph 10 is hereby deleted in its entirety and replaced as follows:

"10. The actual cost of the tenant improvement construction is \$574,483.64. The Tenant Improvement Allowance (TIA) in the amount of \$487,211.52 will be amortized over a period of 60 months at an interest rate of 7.25%. The overage in Tenant Improvement (TI) costs shall be reimbursed to the Lessor in a one-time lump sum payment in the amount of \$87,272.12 which shall be due upon receipt of an original invoice submitted after completion, inspection, and acceptance of the space by the Contracting Officer Representative.

The original invoice must be submitted directly to the GSA Finance Office electronically on the finance website at www.gsa.finance.gov. If you are unable to process the invoice electronically, you may mail the invoice to the following address:

GSA, Greater Finance Center  
FAS and PBS Payment Division (&BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

Milagros (Millie) Toro  
GSA, Realty Services Division  
400 West Bay Street, Suite 67  
Jacksonville, Florida 32202  
Telephone: 904-232-2344  
Fax: 904-232-1246  
Email: Milagros.toro@gsa.gov

A proper invoice must include:

1. Invoice Date
2. Name of the Lessor and Lease contract number, cited exactly as shown on the Lease
3. Building address, and a description, price and quantity of the items delivered
4. If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it
5. GSA PDN # TBD

All other terms and conditions of the lease shall remain in force and effect.

INITIALS: WGR MT  
LESSOR GOVT