

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2 TO LEASE NO. GS-04B-48804 DATE 4/6/10 PAGE 1 of 2

ADDRESS OF PREMISES 310 Canaveral Groves, Cocoa, Florida, 32926-5963

THIS AGREEMENT, made and entered into this date by and between **Hoover Property Management #1, LLC**

whose address is 13775 N. Nebraska Avenue
Tampa, FL 33613-3320

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 establish a new occupancy date and parking requirements

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon Government Execution

"2. TO HAVE AND TO HOLD the said Premises with their appurtenances for the term beginning on March 3, 2010 through March 2, 2020, subject to termination and renewal rights as may be hereinafter set forth."

"3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

<u>TERM</u>	<u>ANNUAL RENT*</u>	<u>RATE Per RSF**</u>	<u>RATE per OASF</u>	<u>MONTHLY RENT</u>
03/04/2010-03/03/2020	\$224,617.73	\$36.84	\$40.90	\$18,718.74

- * The rent shall be adjusted in accordance with SFO Paragraph 1.11 to reflect actual tenant allowance used.
- Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rent by the rentable square footage set forth in paragraph 1 above.
- Note 2. The rate per BOMA office area square foot (OASF) is determined by dividing the total annual rental by the BOMA office area square footage set forth in Paragraph 1."

(Continued on Page 2)

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

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

LESSOR

SIGNATURE [Signature] NAME OF SIGNER Vin Hoover

ADDRESS 13775 N. Nebraska Avenue Tampa, FL 33613-3320

IN PRESENCE OF

SIGNATURE [Signature] NAME OF SIGNER TOB S. TRICKEY

ADDRESS 13775 N. Nebraska Avenue Tampa, FL 33613-3320

UNITED STATES OF AMERICA

SIGNATURE [Signature] NAME OF SIGNER PAMELA W MURPHY
OFFICIAL TITLE OF SIGNER Contracting officer

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Paragraph 17 is hereby added and made a part of the Lease:

"17. Attachment C, consisting of thirteen (13) pages, provides the agency with two (2) parking spaces on an adjacent church property through a separate lease agreement between the Lessor and the church which is attached as Exhibit "A" and made a part of this lease. These two (2) parking spaces bring the number parking spaces to the required thirty (30) spaces. These thirty (30) spaces are at no cost to the Government. Lessor is also responsible for maintaining this agreement for the two spaces through the term of the lease, or until such time as the two (2) additional spaces can be provided on Lessor's property. If two (2) additional parking spaces can be provided on the Lessor's property where 28 spaces are provided at 310 Canaveral Groves in the future, those two (2) new parking spaces will be provided to the government at no additional cost."

Paragraph 18 is hereby added and made a part of the Lease:

"18. A tree located at the front at the front entry of the building is the responsibility of the Lessor and the Lessor shall trim or remove the tree at their cost to limit Lessor liability in the event the tree falls a limb or the tree itself. The Lessor shall provide documentation from the building inspector or local municipality stating that they were not allowed to remove and/or trim tree any other."

Paragraph 19 is hereby added and made a part of the Lease:

"19. The Lessor is responsible for installation of a code and ABAAS compliant sidewalk from the additional parking spaces in the adjacent church parking lot to the building at 310 Canaveral Groves. The sidewalk shall be complete to the employee entrance door." Schedule for completing such sidewalk must be provided to the Government Contracting Officer within 5 business days.

Paragraph 20 is hereby added and made a part of the Lease:

"20. Attachment D is consisting of one page state the structural remediation work required to meet SFO requirements has been completed and is certified by the Lessor's Structural Engineer, Connolly Group dated February 22, 2010, is hereby attached and made a part of this lease." Further the drainage area and retention pond at this location must be maintained and sod replaced as necessary for proper operation and for aesthetics. Lessor will also paint the concrete support columns so that they blend with the building.

Paragraph 21 is hereby added and made a part of the Lease:

"21. The Lessor shall verify and confirm that all ramps inside and outside the tenant space meet ABAAS requirements and provide appropriate documentation within 30 working days of space acceptance "

Paragraph 22 is hereby added and made a part of the Lease:

"22. The Lessor shall complete the exterior landscaping, including the exposed pressure treated wood, in a manner that meets Class A Building Standards. The exposed pressure treated wood shall be sealed and painted to meet design aesthetics and maintained by the Lessor. The finishing process shall begin 20 days after the last rain day and be completed within 27 days of the last day of rain at the building site."

23. Lessor will also provided a scheduled for completing all punch items as identified in GSA punch list dated February 25, 2010. Said work should be completed within thirty (30 days). GSA will perform an additional inspection to confirm all punch items have been corrected and are acceptable to the Government.

All other terms and conditions remain unchanged. Lessor also waives restoration.

INITIALS LESSOR
GOVT