

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 02	TO LEASE NO. GS-04B-48841	DATE 08-31-2010	PAGE 1 of 2
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ADDRESS OF PREMISES
8860 Salrose Lane, Fort Myers, FL 33912-2085

THIS AGREEMENT, made and entered into this date by and between PROCACCI FORT MYERS, LLC.

whose address is 925 SOUTH FEDERAL HIGHWAY, SUITE 400
BOCA RATON, FL 33432-6145

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 as follows:

- A. The Government hereby accepts the Lessor's proposal to provide all labor and materials necessary to install and maintain the improvements referenced in the 100% Construction Drawings dated 7/16/2010, and issues a Notice to Proceed for Tenant Improvements in the amount of \$2,749,123.44. In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$1,117,395.65 (29,837 USF x \$37.45) shall be amortized through the rent over 120 months at 6%, payable monthly at the rate of \$12,405.38 or \$148,864.59 annually, and is included in the annual rent payment identified in Paragraph 3 of the lease. The Government hereby orders the balance of \$1,631,727.79, for which the Lessor will be reimbursed in a lump sum payment upon completion and acceptance of the improvements.
- B. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$1,631,727.79, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

A properly executed invoice requesting lump sum payment in the amount of \$1,631,727.79 must be submitted electronically to the GSA Finance Office and a copy of the invoice must be submitted to the Contracting Officer at:

General Services Administration
Room 119
7771 W. Oakland Park Blvd
Sunrise, FL 33351

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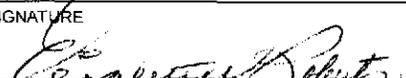
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE 	NAME OF SIGNER Philip J. Procacci, Managing Member
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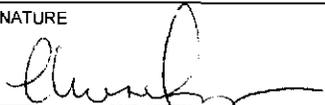
ADDRESS 925 South Federal Highway, Suite 400, Boca Raton, FL 33432

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Elizabeth Roberts
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ADDRESS 925 South Federal Highway, Suite 400, Boca Raton, FL 33432

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Theresa Fung
	OFFICIAL TITLE OF SIGNER Contracting Officer

For an invoice to be considered proper, it must:

- 1) Be received after the acceptance of the work by the General Services Administration
- 2) Include a unique, vendor-supplied invoice number AND the GSA Supplied PS Number PS019119
- 3) Indicate the exact payment amount requested
- 4) Specify the payee's name and address. The payee's name and address must EXACTLY match the lessor's name and address listed above.
- 5) Payment will become due within thirty (30) days after GSA's designated billing office receives a properly executed electronic invoice or acceptance of the work by the Government, whichever is later.

Payment will be made electronically through the finance website www.finance.gsa.gov. The Lessor is responsible for visiting this website and applying for a login and password. After acceptance by the Government the Lessors shall follow the instructions posted on that website to submit their invoice electronically. Assistance in navigating the website or submitting the invoice can be found by calling 817-978-2408 or by email at FW-Paymentsearch.finance@gsa.gov

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

All other terms and conditions remain in full force and effect.

INITIALS:  & 
LESSOR & GOVT