

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES
SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL
AGREEMENT
3

DATE

1/7/11

TO LEASE NO.
GS-04B-48869

ADDRESS OF PREMISE 3500 SE Commerce Blvd
Stuart FL 34997

THIS AGREEMENT, made and entered into this date by and between Hoover Property Stuart, LLC

whose address is 13775 N. Nebraska Ave
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 add the security charges and maintenance into the rental rate

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended,
Effective, January 5, 2011, as follows:

A. Building Specific Security Charges are being added to the lease for the total amount of [REDACTED] and shall be amortized at 9.7178% for ten years and included in the new total annual rent below. Operating rent is being increased for the additional maintenance charges for the additional security, gate maintenance, and generator maintenance.

B. Paragraph 7 of the Lease is hereby deleted in its entirety and replaced with the following:
"7. The rent schedule is as follows:

Base annual rent	Base Rent per RSF	Annual operating rent	Operating rent per RSF	Annual TI	TI/RSF	Annual Building Specific Security	Building Specific Security/ RSF	Total Annual Rent
\$355,435.6200	\$27.9079	\$89,790.3200	\$7.0501	\$58,891.9500	\$4.6241	\$53,567.6200	\$4.2060	\$557,685.5100

Operating rate is subject to annual CPI adjustments in accordance with SFO
Operating rent may be adjusted before the effective date of the lease due to the possible maintenance contracts on some of the tenant improvements

This Supplemental Lease Agreement contains two pages (2) 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 above date.

LESSOR Hoover Property Stuart, LLC

BY [Signature]

MANAGING MEMBER

(Signature)

(Title)

IN THE PRESENCE OF
[Signature]
(Signature)

13775 N. NEBRASKA AVE
TAMPA, FL 33613
(Address)

UNITED STATES OF AMERICA, GSA, PBS,

BY [Signature]
(Signature)

Contracting Officer
(Official Title)

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C. Paragraph 6.11 (A)(1) Electrical Distribution shall be amended as follows:

"1. Main power distribution switchboards and distribution and lighting panel boards shall be circuit breaker type with copper buses that are properly rated to provide the calculated fault circuits. All power distribution panel boards shall be supplied with separate equipment ground buses. All power distribution equipment shall be required to handle the actual specified and projected loads plus 8 percent spare load capacity. Distribution panels are required to accommodate circuit breakers for the actual calculated needs plus 8 percent spare circuits that will be equivalent to the majority of other circuit breakers in the panel system. All floors shall have 120/208 V, 3-phase, 4-wire with bond, 60 hertz electric service available."

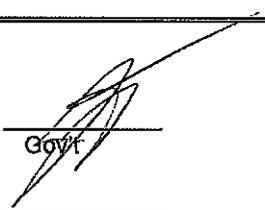
D. Paragraph 9 of the lease is hereby deleted in its entirety and replaced with the following:

"9. In accordance with the SFO paragraph 3.8 entitled Operating Costs Base, the escalation base is established as \$7.0501/RSF (\$89,790.32 annum)."

Initials:  _____

Lessor

&

 _____
Govt