

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-04B-50803	DATE 2/15/11	PAGE 1 of 2
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ADDRESS OF PREMISES
Citadell II, Suite 240, 5955 T.G. Lee Blvd., Orlando, Orange County, FL 32822-4415

THIS AGREEMENT, made and entered into this date by and between CITADEL II LIMITED PARTNERSHIP

whose address is 1515 N. FEDERAL HIGHWAY
SUITE 306
BOCA RATON, FL 33432-1911

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 January 5, 2011, as follows:

A. Paragraph 2 of the lease is hereby deleted in its entirety and replaced with the following:

“2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on December 22, 2010 through December 21, 2020, subject to termination and renewal rights as may be hereinafter set forth.”

B. Paragraph 3 is hereby amended as follows:

Term	Annual Rent	Rate per RSF	Rate per OSF	Monthly Rate
12/22/10 – 12/21/15	\$114,753.17	\$27.30	\$32.34	\$ 9,562.76
12/22/15 – 12/21/20	\$ 98,163.40	\$23.35	\$27.67	\$ 8,180.28

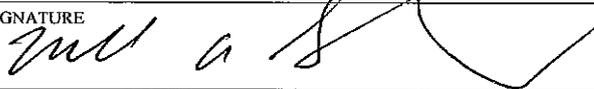
C. Paragraph 4 of the lease is hereby deleted in its entirety and replaced with the following:

“4. The Government may terminate this lease in whole or in part at any time after December 22, 2015 by giving at least one hundred and twenty (120) days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.”

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

LESSOR - Citadell II Limited Partnership

SIGNATURE 	NAME OF SIGNER: Mark A. Gensheimer, President Citadell II, Inc., General Partner Citadell II Limited Partnership
ADDRESS 1515 N. Federal Highway, Suite 306, Boca Raton, FL 33432	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER: Susan E. Nichols
ADDRESS 1515 N. Federal Highway, Suite 306, Boca Raton, FL 33432	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER - James F. Thompson
	OFFICIAL TITLE OF SIGNER - GSA Contracting Officer

D. The Government will pay the Lessor a one time lump sum payment in the amount of \$161,977.03 for change orders one (1) through three (3) listed below upon completion and acceptance of the improvements.

CHANGE ORDERS 1-3:

1. Tenant improvement coverage: \$155,807.37
2. Keying schedule [REDACTED]
3. (5) separate changes indicated on AIA document dated 11/11/10 listed as change order number 2: [REDACTED]

Total change orders 1-3 = **\$161,977.03**

The original invoice must be submitted directly to the GSA Finance Office at the following address:
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

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 Lessor shall follow the instructions posted on the 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.

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

General Services Administration
Attn: James F. Thompson - Contracting Officer
7771 W. Oakland Park Blvd.
Room 119
Sunrise, FL 33351

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN #

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

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

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

INITIALS: _____ & _____