

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-04B-50818	DATE 1/20/11	PAGE 1 of 1
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ADDRESS OF PREMISES
Premier Turnpike Park, Building 3 – 2951 NW 27th Avenue, Pompano Beach, FL 33069-1007

THIS AGREEMENT, made and entered into this date by and between **Duke-27 Avenue, LLC**
whose address is

600 E. 96th Street
Indianapolis, IN 46240-3788

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, effective upon Government execution, as follows:

I. The purpose of this Supplemental Lease Agreement (SLA) is to provide Notice to Proceed for the Tenant Improvement Budget

1. Pursuant to the Tenant Improvement budget dated January 11, 2011, the Government hereby provides Notice to Proceed for the amount not to exceed \$1,110,991.88. The amount of \$844,130.41 will be amortized into the rent over the first ten (10) years at an interest rate of 8% yielding an annual cost of \$96,803.398292 at a rate of \$0.874569 per RSF (\$0.8781242 ABOASF). The remaining amount not to exceed \$266,861.47 will be paid via a one-time lump sum payment upon completion, inspection, and approval of the work by the Government. The Lessor shall not expend resources above the stated \$1,110,991.88 without written approval from the Government.

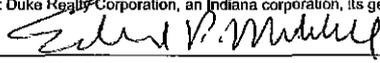
Invoice for payment shall be submitted to: GSA Greater Southwest Finance Center (7BCP), PO Box 17181, Fort Worth TX, 76102 or to the GSA Finance Website at www.finance.gsa.gov. Your invoice must be on letterhead of the lessor, include an invoice number, this lease number, and the following Pegasys Document Number: PS#_____.

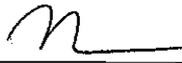
All other terms and conditions of the lease shall remain in force and effect.

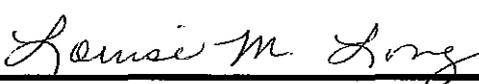
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

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.

DUKE-27 AVENUE, LLC, a Delaware limited liability company LESSOR	
SIGNATURE by: Duke Realty Limited Partnership, an Indiana limited partnership, its sole member by: Duke Realty Corporation, an Indiana corporation, its general partner 	NAME OF SIGNER Edward P. Mitchell
ADDRESS 600 East 96th Street Indianapolis, IN 46240-3788	

IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Robert Close
ADDRESS	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER Louise M. Long OFFICIAL TITLE OF SIGNER GSA Contracting Officer