

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT 3	DATE 4/19/10														
SUPPLEMENTAL LEASE AGREEMENT		TO LEASE NO. GS-04B-44836														
ADDRESS OF PREMISES: 402 South Kentucky Avenue Lakeland, Florida 33801-5367																
THIS AGREEMENT, made and entered into this date by and between TP Twelve, LLC																
whose address is 401 South DuPont Highway Georgetown, Delaware 19947-8801																
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 <u>April 1, 2010</u> , as follows:																
The purpose of this Supplemental Lease Agreement is to accept the expansion space and commence the rent for the expansion to the leased premises of 1,150 rentable square feet (rsf), which yields 1,000 BOMA usable square feet (usf) at 402 South Kentucky Avenue for a period beginning on April 1, 2010 and ending on January 31, 2012. The new total square footage for the lease shall be 6,736 rsf (5,857 usf).																
II. A. LOCATION AND DESCRIPTION OF PREMISES OFFERED FOR LEASE BY GOVERNMENT, 6. Location(s) in Building, b. Rentable Square Feet and BOMA Usable S.F. as set forth in the GSA Form 3626 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:																
b. Rentable Square Feet: 6,736, BOMA Usable Square Feet: 5,857																
II. C. RENTAL, 7. Amount of Annual Rent and 8. Rate Per Month and Rate Per Rentable S.F. as set forth in the GSA Form 3626 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:																
7 and 8.																
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align:center;">Term</th> <th style="text-align:center;">RSF</th> <th style="text-align:center;">Annual Base</th> <th style="text-align:center;">Annual Operating (Escalated as of 11/23/09)</th> <th style="text-align:center;">Total Annual Rent</th> <th style="text-align:center;">Annual Rent/RSF</th> <th style="text-align:center;">Monthly Rent</th> </tr> </thead> <tbody> <tr> <td style="text-align:center;">4/1/10-1/31/12</td> <td style="text-align:center;">6,736</td> <td style="text-align:center;">\$105,283.68</td> <td style="text-align:center;">\$54,792.98</td> <td style="text-align:center;">\$160,076.66</td> <td style="text-align:center;">\$23.76</td> <td style="text-align:center;">\$13,339.72</td> </tr> </tbody> </table>	Term	RSF	Annual Base	Annual Operating (Escalated as of 11/23/09)	Total Annual Rent	Annual Rent/RSF	Monthly Rent	4/1/10-1/31/12	6,736	\$105,283.68	\$54,792.98	\$160,076.66	\$23.76	\$13,339.72		
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4/1/10-1/31/12	6,736	\$105,283.68	\$54,792.98	\$160,076.66	\$23.76	\$13,339.72										
The Base Cost of Services and utilities is hereby amended to \$50,924.16 which is based on an unchanged \$7.56 per RSF.																
The Governments percentage of occupancy is hereby amended to 10.25% (based on a Government occupancy of 6,736 RSF and a total building square footage of 65,729 RSF).																
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 TP Twelve, LLC By: 989 Realty Investors, LLC, Authorized Agent																
BY <u><i>J E Brown</i></u> <small>(Signature)</small>	<u>Principal</u> <small>(Title)</small>															
IN PRESENCE OF <u><i>Henry P. Brown</i></u> <small>(Signature)</small>	<u>888 17th St. NW, Washington, DC</u> <small>(Address)</small>															
UNITED STATES OF AMERICA																
BY <u><i>[Signature]</i></u> <small>(Signature)</small>	CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION <small>(Official Title)</small>															