

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 02	TO LEASE NO. GS-04B-50837	DATE 2-13-2012	PAGE 1 of 1
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ADDRESS OF PREMISES Centennial Bank Building #2 11290 Overseas Highway Marathon, FL 33050-3463

THIS AGREEMENT, made and entered into this date by and between **Centennial Bank**

whose address is Centennial Bank Building #1 11290 Overseas Highway Marathon, FL 33050-3463

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government: **WHEREAS**, the parties hereto desire to amend the above Lease contract to establish beneficial occupancy, and to add a change order to the previously requested alterations to the leased space, as well as the inclusion of fees for professional services not previously included. **NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective December 15, 2011, as follows:

A. Paragraphs 2, and 3 of the lease contract are hereby deleted in their entirety and replaced as follows:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term of fifteen (15) years, ten (10) years firm beginning on December 15, 2011 to December 14, 2026, subject to termination and renewal rights as may be hereafter set forth."

"3. The Government shall pay the Lessor annual rent for the entire term, monthly, as follows:

Term	<u>Annual Total Rent</u>	<u>Annual Shell Rent</u>	<u>Annual Operating Expense 1</u>	<u>Annual Tenant Improvement</u>	<u>Annual Parking</u>	<u>Annual Building Specific Security</u>	<u>Monthly Rent</u>
Years 1-5	\$235,009.42	\$91,332.00	\$73,887.96	\$23,781.06	\$36,000.00	\$10,008.40	\$19,584.12
Years 6-10	\$254,135.42	\$110,458.00	\$73,887.96	\$23,781.06	\$36,000.00	\$10,008.40	\$21,177.95
Years 11-15	\$242,301.56	\$132,413.60	\$73,887.96	\$0.00	\$36,000.00	\$0.00	\$20,191.80

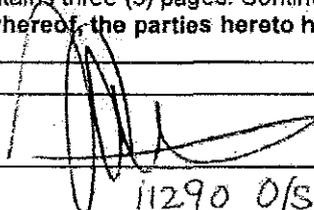
Note 1. Subject to annual operating escalations as stated in the lease.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to: Centennial Bank
11290 Overseas Highway, Bldg. #1
Marathon, FL 33050 - 3463

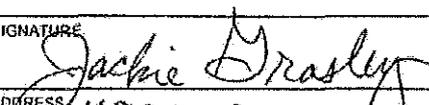
This SLA contains three (3) pages. Continued on page 2

In witness whereof, the parties hereto have hereunto subscribed their names as of the date first above written.

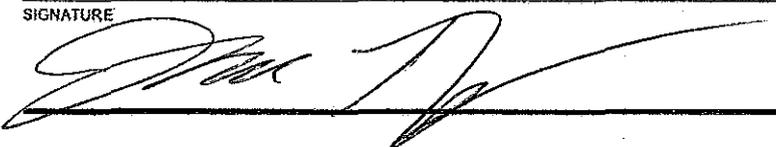
LESSOR: Centennial Bank

SIGNATURE 	NAME OF SIGNER Teresa Condas
ADDRESS 11290 O/S Hwy Marathon Fl. 33050	

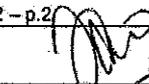
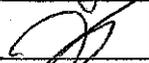
IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Jackie Grasley
ADDRESS 11290 Overseas Hwy, Marathon, FL 33050	

-UNITED STATES OF AMERICA-

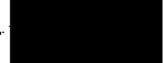
SIGNATURE 	NAME OF SIGNER James M. Thompson
OFFICIAL TITLE OF SIGNER GSA Contracting Officer	

SLA#2 - p.2

	Initials of Signer for Lessor
	Initials of Signer for United States of America

B. The following change orders are accepted as followed:

I. The Government hereby accepts the Lessor's proposal to provide all labor and materials necessary to install and maintain the improvements referenced for the work as described on the proposal dated November 9, 2011 for Change Order No.1 for installation of the T1 line, not to exceed \$17,781.41. The details of which are shown here:

Directional boring and installation of 2" PVC from AT&T network box into tenant space on the second floor ... 

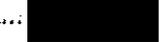
Electrical contract with AT&T to provide T -1 line into tenant space on second floor

Total ... 

II. The Government hereby accepts the Lessor's proposal to provide all labor and materials necessary to install or complete the improvements referenced for the work as described on the proposal dated January 6, 2012 for Change Order No.2 for installation of electrical work and garage door controls. The details of which are shown here:

Relocation and installation of CATV jacks

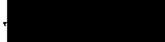
Garage door keypads and gate remotes

Total ... 

III. The Government hereby accepts Lessor's proposal to pay Project Management fees, as well as Architectural and Engineering Design fees as described in Lessor's writing dated December 6, 2011. The detail of which is shown here:

Architectural and Engineering Design fees

Project Management fees

Total ... 

Grand Total - Change Order and Professional services ... \$55,116.41

C: In separate correspondence dated September 1, 2011 the Government issued a Notice to Proceed for Tenant Improvements in the amount of \$170,705.22, amortized at an interest rate of 7.00% over ten (10) years.

- a. SLA # 1 documented the total costs for tenant improvements at \$277,284.48, with a lump sum balance, for TI overage, of \$106,579.26 authorized and payable to Lessor. (as of 9/1/2011).
- b. The Government hereby orders the addition of \$55,116.41 to the previous lump sum balance

IV. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$161,695.67, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

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

	Initials of Signer for Lessor
	Initials of Signer for United States of America

A copy of the invoice must be provided to the Contracting Officer at the following address:
General Services Administration
Attn: James Thompson
7771 W. Oakland Park Blvd
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 # PS0022151

The SLA is issued to include the use and maintenance of the two [redacted] units existing in the [redacted] space. They are model: [redacted]

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

----- End of Document - All other terms and conditions remain in full force and effect -----