

<b>GENERAL SERVICES ADMINISTRATION</b> PUBLIC BUILDINGS SERVICE  <b>SUPPLEMENTAL LEASE AGREEMENT</b>	SUPPLEMENTAL AGREEMENT No. 3	DATE 9/13/10
	TO LEASE NO. GS-04B-59820	

ADDRESS OF PREMISES: 830 Central Avenue, St. Petersburg, FL 33701-3630

THIS AGREEMENT, made and entered into this date by and between **830 Central, LLC**

whose address is: c/o Xenia Management Corporation  
 2340 Drew Street  
 Suite 300  
 Clearwater, FL 33765-3310

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 **September 10, 2010**, as follows:

The purpose of this Supplemental Lease Agreement is to establish the lease and rent commencement date as September 10, 2010.

**Paragraph 2 of the lease contract is deleted in it's entirety and replaced as follows:**

"2.) TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on September 10, 2010 through September 9, 2020 subject to termination and renewal rights as may be hereafter set forth."

**Paragraph 3 of the lease contract is deleted in it's entirety and replaced as follows:**

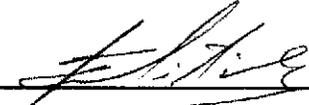
"3.) The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

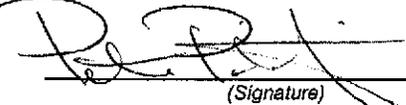
<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE per RSF<sup>1</sup></u>	<u>RATE per ABOASF<sup>2</sup></u>	<u>MONTHLY RATE</u>
9/10/2010 – 9/9/2015	\$511,032.44	\$26.85	\$30.88	\$42,586.04
9/10/2015 – 9/9/2020	\$373,737.51	\$19.64	\$22.58	\$31,144.79"

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.

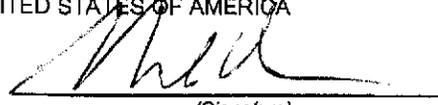
LESSOR **830 Central, LLC**

BY   
 \_\_\_\_\_  
 (Signature)

IN PRESENCE OF   
 \_\_\_\_\_  
 (Signature)

2340 Drew St. Ste 300  
 Clearwater, FL 33765  
 \_\_\_\_\_  
 (Address)

UNITED STATES OF AMERICA

BY   
 \_\_\_\_\_  
 (Signature)

CONTRACTING OFFICER  
 GENERAL SERVICES ADMINISTRATION  
 \_\_\_\_\_  
 (Official Title)

~~Paragraph 4 of the lease contract is deleted in it's entirety and replaced as follows:~~

"4.) The Government may terminate this lease, in whole or in part, at any time on or after September 10, 2015, by giving the Lessor at lease sixty (60) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

**Paragraph 10 of the lease contract is deleted in it's entirety and replaced as follows:**

"10.) The rental rate in Paragraph 3 for the period 09/10/2010 through 09/09/2015 includes all Tenant Improvements. In accordance with Paragraph 3.2 of SFO 8FL2329, the Tenant Improvement allowance (T/I) provided in the lease is \$36.19 per ABOASF, or a total of \$598,981.57 amortized at an interest rate of 5.5% over five (5) years yielding an annual cost of \$137,294.93 at a rate of \$8.30 per ABOASF (\$7.21 per RSF). The T/I will be used to construct the interior space in accordance with the approved Design Intent Drawings provided by the Lessor."

**Paragraph 11 of the lease contract is deleted in it's entirety and replaced as follows:**

"11.) In accordance with Paragraph 1.12 (Building Shell Requirements) of SFO No. 8FL2329, the annual shell cost is established as \$246,406.74 yielding \$14.89 per ABOASF (\$12.95 per RSF) which is included in the rental rate in Paragraph 3 for the period 09/10/2010 through 09/09/2020."

**Paragraph 13 of the lease contract is deleted in it's entirety and replaced as follows:**

"13.) In accordance with Paragraph 4.3 (Operating Costs) of SFO No. 8FL2329, the annual operating cost is established as \$127,330.77 yielding an escalation base of \$7.69 per ABOASF (\$6.69 per RSF) which is included in the rental rate in Paragraph 3 for the period 09/10/2010 through 09/09/2020."

INITIALS:

  
LESSOR

  
GOV'T