

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-04B-59841	DATE 11/16/10	PAGE 1 of 2
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ADDRESS OF PREMISES

5850 T. G. Lee Blvd, Suite 610, Orlando, Florida 32822-4411

THIS AGREEMENT, made and entered into this date by and between **Citadel I Limited Partnership**

Whose address is 1515 N Federal Hwy, Suite 306

Boca Raton, Florida 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 provide for an increase in square footage.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended effective August 31, 2010 as follows:

The purpose of this supplemental lease agreement is to provide for an expansion to the leased premises of 11,834 rentable square feet (10,198 ANSI/BOMA office area square feet), at 5850 T.G. Lee Blvd, Suite 610, for a period beginning on October 1, 2010 (or upon completion and acceptance by GSA of the tenant alterations, whichever is later) and ending on March 31, 2015. The new total square footage for the lease shall be 13,179 rsf (11,357 ANSI/BOMA office area square feet).

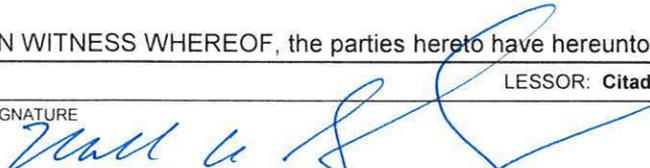
Paragraph No. 1 as set forth in the Standard Form 2 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

"1. The Lessor hereby leases to the Government the following described premises:

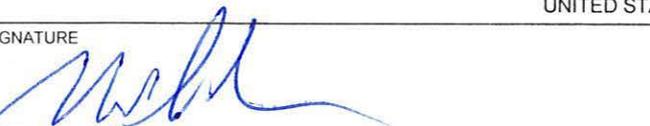
A total of 13,179 rentable square feet (rsf) of office and related space consisting of 11,834 RSF/ 10,198 OASF on the 6th floor (Suite 610), and 1,345 RSF/1,159 OASF on the 4th floor (Suite 440), located at 5850 T.G. Lee Boulevard, Orlando, Orange County, Florida 33432-1911.

to be used for such purposes as determined by the General Services Administration."

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

LESSOR: Citadel I Limited Partnership	
SIGNATURE 	NAME OF SIGNER Mark A. Gensheimer, President Citadel I Incorporated, General Partner Citadel I Limited Partnership
ADDRESS 1515 N. Federal Hwy., Ste. 306, Boca Raton, FL 33432	

IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Susan E. Nichols
ADDRESS 1515 N. Federal Hwy., Ste. 306, Boca Raton, FL 33432	
UNITED STATES OF AMERICA	

SIGNATURE 	NAME OF SIGNER Michael S. Ellis
	OFFICIAL TITLE OF SIGNER Contracting Officer

Paragraph No. 3 as set forth in the Standard Form 2 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

*10/15/2010 - 03/31/2013							
RSF	Base Rent	PSF	*Operating Rent	PSF	Tenant Improvements	PSF	Total Annual Rent
11,834	\$ 169,226.20	\$ 14.30	\$ 82,838.00	\$ 7.00	\$ 32,780.18	\$ 2.77	\$ 284,844.38
1,345	\$ 19,233.50	\$ 14.30	\$ 9,415.00	\$ 7.00	\$ 3,670.47	\$ 2.73	\$ 32,318.97
13,179	\$ 188,459.70	\$14.30	\$ 92,253.00	\$ 7.00	\$ 36,450.65	\$ 2.77	\$ 317,163.35

04/01/2013 - 03/31/2015							
11,834	\$ 212,893.66	\$ 17.99	\$ 82,838.00	\$ 7.00	\$ -		\$ 295,731.66
1,345	\$ 24,196.55	\$ 17.99	\$ 9,415.00	\$ 7.00	\$ -		\$ 33,611.55
13,179	\$ 237,090.21	\$17.99	\$ 92,253.00	\$ 7.00	\$ -		\$ 329,343.21

** Operating rent subject to CPI adjustments*

The TI allowance for expansion space shall be \$8,291.85, to be amortized at 8% over a period of 30 months for a total amortized TI cost of \$9,176.17, payable at the rate of \$3,670.47 per year (\$ 2.7290 per RSF). The amount of TI amortized into the rent is subject to adjustment based on the actual TI allowance used. Any unused portion of the TI allowance will be offset in the rental payment via a reduction in the amortized amount.)

The base cost of services for escalation purposes is hereby reestablished at \$92,253.00. (based on an unchanged \$7.00/rsf)"

Paragraph No. 17 as set forth in the Standard Form 2 and all subsequent Supplemental Lease Agreements is hereby deleted and replaced as follows:

"17. In accordance with Paragraph 4.2 (Tax Adjustment), the percentage of Government occupancy is established at 9.65%. (Based on 13,179 rsf and a total building area of 136,625 rsf)."

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

INITIALS:  & 
LESSOR & GOV'T