

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-04B-59841	DATE 1/20/11	PAGE 1 of 3
---------------------------------------	------------------------------	-----------------	----------------

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 January 15, 2010 as follows:

The purpose of this Supplemental Lease Agreement (SLA) is to provide for an expansion to the leased premises of 3,885 rentable square feet (RSF) (3,348 ANSI/BOMA office area square feet (ABOASF)), at 5850 T.G. Lee Blvd, Suite 320, for a period beginning on February 1, 2011 and ending on March 31, 2015. The new total square footage for the lease shall be 17,064 RSF (14,705 ABOASF). As detailed in SLA 3, Suite 150 for 795 RSF (685 ABOASF), will be commenced via a future SLA upon completion and acceptance by GSA of the tenant alterations to that space.

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 17,064 rentable square feet (rsf) of office and related space consisting of 11,834 RSF/ 10,198 ABOASF on the 6th floor (Suite 610), 1,345 RSF/1,159 ABOASF on the 4th floor (Suite 440), and 3,885 RSF/3,348 ABOASF on the 3rd floor (Suite 320) located at 5850 T.G. Lee Boulevard, Orlando, Orange County, Florida 33432-1911. The parking-to-square foot ratio available on site shall at least meet current local code requirements, or in the absence of a local code requirement on site parking shall be available at a ratio of one space for every 300 rentable square feet of Government -demised area. Additionally, the Lessor shall provide two reserved parking spaces. There is no additional charge to the Government for parking."

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., Suite 306, Boca Raton, FL 33432

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Susan E. Nichols
---	------------------------------------

ADDRESS
1515 N. Federal Hwy., Suite 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 amended as follows via the attached Exhibit A.

The base cost of services for escalation purposes is hereby reestablished at \$119,448.00 (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 8.01%. (Based on 17,064 rsf and a total building area of 136,625 rsf)."

Suite 320 shall have the following work completed at no cost to the government:

- Four (4) Existing furniture connections to be changed to outlets (General Purpose)
- Relocate one (1) 20 Amp Outlet at phone board to new location (Dedicated)
- Paint Walls, Door Frames, and touch up Wood Doors as needed throughout space
- One coat existing colors for painting
- Clean Carpet throughout

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

INITIALS:


LESSOR

&


GOV'T