

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-04B-61864	DATE 4/16/12	PAGE 1 of 2
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ADDRESS OF PREMISES  
21 S. Tarragona Street, Ste 102, Pensacola, FL 32502-6062

~~THIS AGREEMENT, made and entered into this date by and between PRECAST TECHNICAL ASSISTANCE CORP. & CARSON-LOVELL, INC.~~  
Carson Lovell Inc.

(MT)  
JEC

whose address is 21 S. TARRAGONA STREET, SUITE 102  
PENSACOLA, FL 32502-6062

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 contract to provide for alterations to the leased space per change order 1 requested by the Agency and to establish beneficial occupancy.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective April 4, 2010, as follows:

1. The Government hereby accepts the Lessor's proposal to provide, install and maintain the following improvements in accordance with the Lessor's proposals to include all necessary labor and materials attached and hereby incorporated into the lease as Exhibit A (1 page). This Supplemental Lease Agreement supersedes the Notice to Proceed SLA1.

Initial Tenant Improvement Costs	\$212,235.87
Change Order 1	\$1,336.00
<b>Total Cost of Tenant Improvements</b>	<b>\$213,571.87</b>

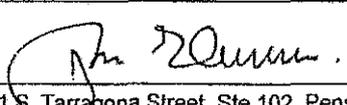
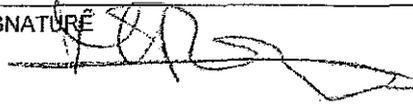
In accordance with Lease Paragraph 9 and SFO 9FL2377, the payment of these Tenant Improvement costs shall be broken down as follows:

Amortized over the 5 year term of the lease:	\$ 60,320.05
Via lump sum as described in this agreement	<u>\$153,251.82</u>
<b>Total:</b>	<b>\$213,571.87</b>

The Government shall reimburse the Lessor in a lump sum payment in the amount of \$153,251.82, upon receipt of an original invoice after completion, inspection, and acceptance of the work by the Contracting Officer.

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

<b>LESSOR</b>	
SIGNATURE 	NAME OF SIGNER JOSEPH E. CARSON
ADDRESS 21 S. Tarragona Street, Ste 102, Pensacola, FL 32502-6062	
IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER Sue M. Odenbrett
<b>UNITED STATES OF AMERICA</b>	
SIGNATURE 	NAME OF SIGNER Milagros Toro
OFFICIAL TITLE OF SIGNER GSA Contracting Officer	

The original invoice must be submitted directly to the GSA Finance Office electronically at the following url:

[www.gsa.finance.gov](http://www.gsa.finance.gov),

or by mail to:

General Services Administration  
FTS and PBS Payment Division (7BCP)  
P.O. Box 17181  
Fort Worth, TX 76102-D181

A copy of the invoice must be provided to the Contracting Officer at the following address:

U.S. General Services Administration  
ATTN: Millie (Millagros) L. Toro, Contracting Officer  
Real Estate Acquisition Division (READ)  
400 West Bay Street, Suite 67  
Jacksonville, Florida 32202

A proper invoice must include:

1. Invoice Date
2. Name of the Lessor and Lease contract number, cited exactly as shown on the Lease
- ~~3. Building address, and a description, price and quantity of the items delivered~~
4. 5. GSA PDN # \_\_\_\_\_

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

Paragraphs 2, 3 and 4 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 ten (10) years beginning on April 4, 2012 through April 3, 2022, subject to termination and renewal rights as may be hereinafter set forth."

"3. The Government shall pay the Lessor annual rent of ~~\$72,007.27~~ <sup>#71,722.06</sup> ~~(\$24.74/RSF - \$26.47/USF)~~ <sup>#31.54/RSF #36.28/USF</sup> at the rate of ~~\$6,008.44~~ <sup>#5,976.84</sup> per month in arrears for years 1 - 5 (April 4, 2012 - April 3, 2017) and ~~\$7,995.76~~ <sup>#4,782.98</sup> (\$25.24/RSF - \$29.03/USF) at the rate of ~~\$4,782.98~~ <sup>#4,178.43</sup> per month in arrears for years 6 - 10 (April 4, 2017 - April 3, 2022) <sup>#57,367.15</sup>

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

*Carson Lovell Inc*  
~~PRECAST TECHNICAL ASSISTANCE CORP. & CARSON-LOVELL, INC.~~  
21 S TARRAGONA STREET, SUITE 102  
PENSACOLA, FL 32502-6062

"4. The Government may terminate this lease in whole or in part at any time on or after April 3, 2017 by giving at least one hundred twenty (120) days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

All other terms and conditions remain in force and effect.

INITIALS: *ML* *ML*  
LESSOR GOV'T