

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-04B-62119
ADDRESS OF PREMISES Park Tower Building 400 N Tampa St., Tampa, FL 33602-4719	PDN Number: N/A

THIS AMENDMENT is made and entered into between PT Associates L.P.

whose address is: 311 Park Place Blvd, STE 600, Clearwater, FL 33759-4925

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 reduce the monthly shell rent by \$4,884.81 for the period of April 1, 2013 through September 30, 2013. The total of this reduction shall be \$29,308.86.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective April 1, 2013 as follows:

- A. Use of the GSA Form 276, Supplemental Lease Agreement, has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".
- B. Section 1.03 Rent and Other Considerations (Succeeding) (Sept 2011), Paragraph A is hereby deleted in its entirety and replaced as follows:

"A. The Government shall pay the Lessor annual rent, payable monthly in arrears, at the following rates:

This Lease Amendment contains 2 pages.

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 below date.

<p>FOR THE LESSOR: <u>PT ASSOCIATES L.P.</u> <u>By: SAPIV Park Tower NFGPL L.C.,</u> <u>its general partner</u> <u>By: SAPIV Manager Inc., its manager</u></p> <p>Signature: <u>[Signature]</u> Name: <u>Richard A. Wilton</u> Title: <u>SENIOR EXECUTIVE VICE PRESIDENT</u> Entity Name: _____ Date: <u>4-23-2013</u></p>	<p>FOR THE GOVERNMENT:</p> <p>Signature: <u>[Signature]</u> Name: <u>Michael Ellis</u> Title: <u>Lease Contracting Officer</u> GSA, Public Buildings Service, Date: <u>5/8/13</u></p>
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WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
 Name: MADÉLINE A. VESPE
 Title: EXECUTIVE ASSISTANT - Property Mgmt. Dept
 Date: 4-23-2013

April 1, 2013 - September 30, 2013			
	Monthly Rent	Annual Rent	Annual Rate/RSF
Shell Rent	\$8,808.87	\$105,706.44	\$8.03 ¹
Tenant Improvements Rent ²	\$1,667.82	\$20,013.84	\$1.52 ¹
Operating Rent	\$8,778.00	\$105,336.00	\$8.00 ¹
Parking Rent	\$1,570.00	\$18,840.00	\$1.43 ¹
Total Annual Rent	\$20,824.69	\$249,896.28	\$18.98¹

October 1, 2013 - February 14, 2017			
	Monthly Rent	Annual Rent	Annual Rate/RSF
Shell Rent	\$13,693.68	\$164,324.16	\$12.48 ¹
Tenant Improvements Rent ²	\$1,667.82	\$20,013.84	\$1.52 ¹
Operating Rent	\$8,778.00	\$105,336.00	\$8.00 ¹
Parking Rent	\$1,570.00	\$18,840.00	\$1.43 ¹
Total Annual Rent	\$25,709.50	\$308,514.00	\$23.43¹

February 15, 2017 - February 14, 2022			
	Monthly Rent	Annual Rent	Annual Rate/RSF
Shell Rent	\$17,534.06	\$210,408.66	\$15.98 ¹
Tenant Improvements Rent ²	\$0.00	\$0.00	\$0.00 ¹
Operating Rent	\$8,778.00	\$105,336.00	\$8.00 ¹
Parking Rent	\$1,570.00	\$18,840.00	\$1.43 ¹
Total Annual Rent	\$27,882.06	\$334,584.66	\$25.41¹

¹Rates may be rounded.

²The Tenant Improvements of \$100,069.20 are amortized at a rate of 0 percent per annum for the period of February 15, 2012 through February 14, 2017."

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

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INITIALS:

LESSOR

&

GOVT