

**SECOND MODIFICATION AND EXTENSION OF LEASE AGREEMENT DATED
JUNE 25, 2014**

This is the Second Modification and Extension of the Lease Agreement dated June 25, 2014, by and between South Florida Workforce Investment Board d/b/a CareerSource South Florida (CS), formerly known as South Florida Workforce Investment Board (SFWIB), and Southernmost Development Inc. (Lessor) for the Premises (4,080 square feet) located at 1111 12 Street, Suite 307 and 308 3rd floor, Key West, Florida 33040.

Notwithstanding the terms and conditions set forth in the above referenced Lease Agreement, both parties hereto agree as follows:

1. This lease shall be and is hereby extended for an additional five (5) year term under the same terms and conditions of the above referenced Lease Agreement.

2. The monthly gross rent payable by CS to Lessor shall be as follows:

7/1/14 to 6/30/15	monthly rental of ten thousand seventy one and 13/100 dollars (\$10,071.13)
7/1/15 to 6/30/16	monthly rental of ten thousand three hundred seventy three and 26/100 dollars (\$10,373.26)
7/1/16 to 6/30/17	monthly rental of ten thousand six hundred eight four and 46/100 dollars (\$10,684.46)
7/1/17 to 6/30/18	monthly rental of eleven thousand five and 00/100 dollars (\$11,005.00)
7/1/18 to 6/30/19	monthly rental of eleven thousand three hundred thirty five and 15/100 dollars (\$11,335.15)

3. CS is represented in this agreement by Cresa Partners of Florida, LLC d/b/a Cresa South Florida (Cresa). Lessor shall pay a total commission in the amount of \$12,565.71 to Cresa. The commission shall be paid by Lessor upon full execution by both parties of this Second Modification and Extension of the Lease Agreement and the rent commencement.

4. There shall be an option for CS to renew this Lease Agreement for an additional five (5) year term at the end of this extension, which ends on 6/30/19, at a monthly gross rate as follows:

7/1/19 to 6/30/20	monthly rental of eleven thousand six hundred seventy five and 20/100 dollars (\$11,675.20)
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7/1/20 to 6/30/21

monthly rental of twelve thousand twenty five and 46/100 dollars (\$12,025.46)

7/1/21 to 6/30/22

monthly rental of twelve thousand three hundred eighty six and 22/100 dollars (\$12,386.22)

7/1/22 to 6/30/23

monthly rental of twelve thousand seven hundred fifty seven and 81/100 dollars (\$12,757.81)

7/1/23 to 6/30/24

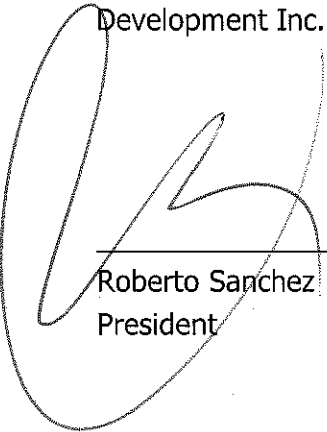
monthly rental of thirteen thousand one hundred forty and 55/100 dollars (\$13,140.55)

LESSOR

Southernmost
Development Inc.

LESSEE

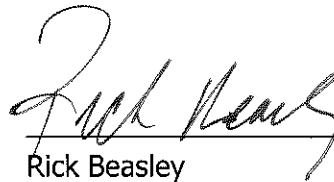
South Florida Workforce Investment Board
d/b/a CareerSource South Florida



Roberto Sanchez
President

Date

6-25-14



Rick Beasley
Executive Director

Date

6/23/14

