

THIRD MODIFICATION AND EXTENSION OF LEASE AGREEMENT

On ^{May 20} March 18, 2019, South Florida Workforce Investment Board d/b/a CareerSource South Florida ("CSSF") and Southernmost Development Inc. ("Lessor"), (collectively, the "Parties") enter into this Third Modification and Extension of Lease Agreement ("Third Amendment") for property located at 1111 12 Street, Suites 307 and 308, Key West, Florida, 33040, 4,080 square feet, (the "Premises"). This Third Modification and Extension of Lease amends the Lease agreement dated March 1, 2007, as amended by both the First Modification and Extension dated May 5, 2009 and the Second Modification and Extension dated June 25, 2014 (the "Lease").

Notwithstanding the terms and conditions set forth in the above-referenced Lease, the Parties agree as follows:

1. Section 2 "Term" of the Lease is extended for an additional five-year term under the same terms and conditions of the above referenced Lease, extending the Term until June 30, 2024.

2. Section 3 "Rent" is amended to reflect the new rental payments shown below. CSSF shall pay Lessor monthly gross rent as follows:

7/1/19 to 6/30/20	monthly rental of eleven thousand six hundred seventy-five dollars and twenty cents (\$11,675.20)
7/1/20 to 6/30/21	monthly rental of twelve thousand twenty-five dollars and forty-six cents (\$12,025.46)
7/1/21 to 6/30/22	monthly rental of twelve thousand three hundred eighty-six dollars and twenty-two cents (\$12,386.22)
7/1/22 to 6/30/23	monthly rental of twelve thousand seven hundred fifty-seven dollars and eighty-one cents (\$12,757.81)
7/1/23 to 6/30/24	monthly rental of thirteen thousand one hundred forty dollars and fifty-five cents (\$13,140.55)

3. At the end of the five-year term, June 30, 2024, CSSF shall have the option, in its sole discretion, to extend the Lease for one (1) additional term of five (5) years, at the following monthly gross rates:

7/1/24 to 6/30/25	monthly rental of thirteen thousand five hundred thirty-four dollars and seventy-seven cents (\$13,534.77)
7/1/25 to 6/30/26	monthly rental of thirteen thousand nine hundred forty dollars and eighty-one cents (\$13,940.81)

7/1/26 to 6/30/27

monthly rental of fourteen thousand three hundred fifty-nine dollars and three cents(\$14,359.03)

7/1/27 to 6/30/28

monthly rental of fourteen thousand seven hundred eighty-nine dollars and eighty cents(\$14,789.80)

7/1/28 to 6/30/29

monthly rental of fifteen thousand two hundred thirty-three dollars and fifty cents(\$15,233.50)

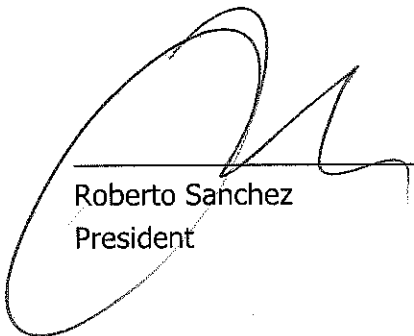
4. **Miscellaneous.** With the exception of those matters set forth in this Third Amendment, Tenant's leasing of the premises shall be subject to all terms, covenants and conditions of the Lease, including all amendments to the Lease. In the event of any express conflict or inconsistency between the terms of this Amendment and the terms of the Lease, the terms of this Amendment shall control and govern. Except as expressly modified by this Amendment, all other terms and conditions of the Lease are hereby ratified and affirmed.

LESSOR

Southernmost Development Inc.

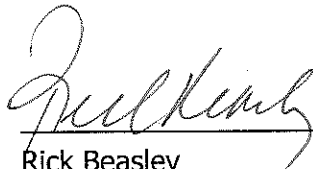
LESSEE

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



Roberto Sanchez
President

Date 5-18-19



Rick Beasley
Executive Director

Date 5/16/19