

**THIRD ADDENDUM TO SEPTEMBER 1, 2014 LEASE AGREEMENT FOR OFFICE
SPACE SUITE 200**

THIS THIRD ADDENDUM TO SEPTEMBER 1, 2014 LEASE AGREEMENT FOR OFFICE SPACE SUITE 200 ("Third Addendum") is made and entered into in multiple copies as of this 21 day of ~~April~~^{May}, 2019 by South Florida Workforce Investment Board d/b/a CareerSource South Florida ("Tenant") and TMSA ALTIS 5040 LLC as assigned to NETZ 50FORTY LLC ("Landlord") (collectively, the "Parties").

WHEREAS, Landlord and Tenant entered into that certain Lease Agreement for Office Space dated September 1, 2014, ("Lease"), as amended by that certain First Addendum to Office Lease Agreement dated January 28, 2014 and that certain Second Addendum to Office Lease Agreement dated July 26, 2018 (collectively, the "Lease Agreement") for the Tenant to lease the property located at 5050 NW 7th Street, Suite 200, Miami, FL 33126 (the "Premises");

WHEREAS, the Parties want to extend the term of the Lease Agreement and to modify some of its provisions;

NOW, THEREFORE, in consideration of the premises and mutual covenants and conditions herein contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged by the Parties, the Parties hereby agree as follows:

1. The Lease Agreement, is extended through September 30, 2024, with all terms and conditions of the Lease Agreement in effect unless expressly in conflict with this Third Addendum.
2. Tenant's Base Rent per square foot shall commence on October 1, 2019 as follows:

Period	PSF Base Rent	Annual Base Rent	Monthly Base Rent
10/01/2019 – 9/30/2020	\$25.50	\$250,971.00	\$20,914.25
10/01/2020 – 9/30/2021	\$26.27	\$258,549.34	\$21,545.78
10/01/2021 – 9/30/2022	\$27.05	\$266,226.10	\$22,185.51
10/01/2022 – 9/30/2023	\$27.86	\$274,198.12	\$22,849.84
10/01/2023 – 9/30/2024	\$28.70	\$282,465.40	\$23,538.78


3. Tenant may, in its sole discretion, renew the Lease Agreement for five (5) years by providing the Landlord, no less than six (6) months before the end of the Lease Agreement, with written notice of the extension. The renewal rate shall be the base rent then in effect at expiration of the Lease Agreement plus 3%. The renewal rate shall escalate each October 1st thereafter by a 3% increase over the base rent in effect during the prior year.

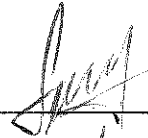
4. Landlord shall re-paint the Premises and replace the carpet with carpet tile. Tenant shall be permitted to select the paint and carpet colors, at a commercially reasonable price. Landlord shall make accommodations to provide one hundred (100) carpet tiles to Tenant for future replacements if necessary. Landlord shall repair any existing air conditioning temperature issue on the northwest side of the Premises.
5. Tenant is represented in this transaction by Jones Lang LaSalle Brokerage, Inc. ("JLL") and will enter into a separate agreement with Landlord regarding a brokerage fee.
6. All other terms and conditions of the Lease Agreement shall remain in full force and effect. All capitalized terms not otherwise defined herein shall reflect the meanings set forth in the Lease Agreement and subsequent addendums.
7. Confidentiality. It is agreed and understood that Tenant may acknowledge only the existence of an agreement between Landlord and Tenant pertaining to the Lease Agreement, and that Tenant may not disclose any of the terms and provisions contained in this Lease Amendment to any tenant or other occupant in the Office Building or to any agent, employee, subtenant or assignee of such tenant or occupant, unless otherwise required by law. Tenant acknowledges that any breach by Tenant of this Paragraph shall cause Landlord irreparable harm. The terms and provisions of this Paragraph shall survive the termination of the Lease (whether by lapse of time or otherwise).

(SIGNATURES ON NEXT PAGE)

IN WITNESS WHEREOF, Landlord and Tenant have duly executed this Lease in several counterparts as of the day and year first hereinbefore written, each of which counterparts shall be considered an executed original and in making proof of this Lease it shall not be necessary to produce or account for more than one counterpart.

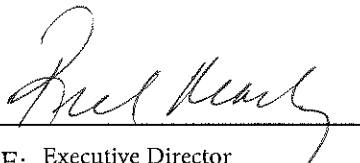
WITNESSES:

SIGNATURE: 
NAME/DATE: Vivian Gonzalez
5/20/2019

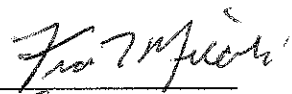
SIGNATURE: 
NAME/DATE: 5/20/19


TENANT:

**SOUTH FLORIDA WORKFORCE
INVESTMENT BOARD d/b/a
CAREERSOURCE SOUTH FLORIDA**

BY: 
TITLE: Executive Director
NAME/DATE: Rick Beasley

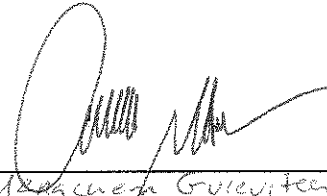
WITNESSES:

SIGNATURE: 
NAME/DATE: Frank Mical
5/21/19

SIGNATURE: 
NAME/DATE: Edy Galindobaque
5/21/19

LANDLORD:

NETZ 50FORTY LLC

BY: 
TITLE: Manager
NAME/DATE: 5/21/19