

AMENDMENT NO. 1

TO LEASE AGREEMENT dated April 1, 2013 ("Lease") by and between CYPRESS POINT 160 LLC. ("Landlord" pursuant to Assignment and Assumption of Leases between Eagle FL III SPE, LLC and Cypress Point 160, LLC dated November 21, 2013), and FLAGLER COUNTY SHERIFF'S OFFICE ("Tenant");

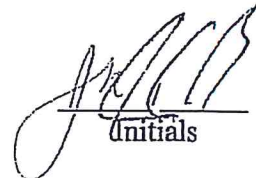
Landlord and Tenant hereby agree to amend the Lease as follows:

1. **TERM:** The parties agree that the Term is herein modified to expire on December 31, 2018 instead of December 31, 2016.
2. **LEASED PREMISES:** Effective November 1, 2015, the Leased Premises shall be modified to add and include Unit C217, consisting of approximately 1,170 net rentable square feet, to the existing Leased Premises (Units C107 and C108, consisting of approximately 2,520 net rentable square feet). Tenant agrees to accept Unit C217 in as-is condition.
3. **RENT AND CAM:** Section IV (Rent) of the Lease is hereby modified to strike paragraphs 4.1 through 4.3 in their entirety and in their place and stead the following language shall be inserted:

Tenant hereby agrees to pay to Landlord, in advance without notice or demand, on the first day of each month of the Term, Rent including CAM in accordance with the following schedule:

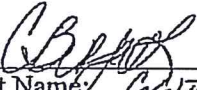
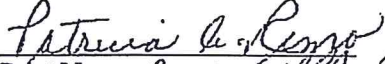
RENTAL PERIOD:	MONTHLY RENT AND CAM AMOUNT
April 1, 2015 - July 31, 2015	2,484.25
August 1, 2015 - October 31, 2015	2,532.92
November 1, 2015 - December 2016	3,705.38
January 1, 2017 - December 31, 2017	4,335.75
January 1, 2018 - December 31, 2018	4,950.75

4. **TERMINATION OPTION:** Paragraph 21.21 is hereby deleted in its entirety.
5. **LANGUAGE CONSTRUCTION:** Landlord and Tenant acknowledge and agree that they reviewed the Lease and this Addendum and the rule of construction that ambiguities are to be resolved against the party drafting shall not apply to the Lease or this Addendum.
6. **COUNTERPARTS; ELECTRONIC COPIES.** This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Execution of this Amendment by the parties hereto may be evidenced by the transmission of electronic copies, which shall have the same effect as an original.

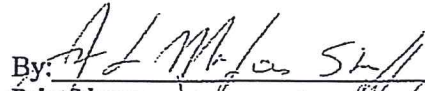

Initials

7. **FULL FORCE AND EFFECT.** Except as modified herein, the Lease remains unmodified and in full force and effect. In the event of any conflict between the terms and provisions of the Lease and this Amendment, the terms and provisions of the Amendment shall prevail and control.

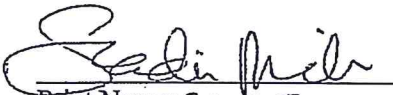
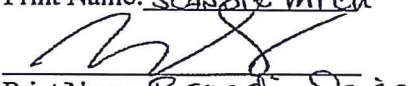
WITNESSES:

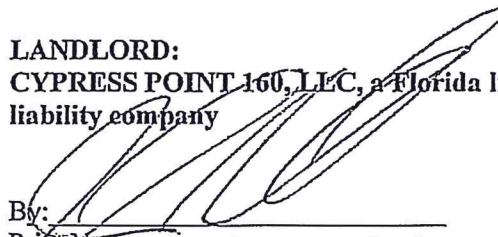


Print Name: CYNTHIA BURGESS

Print Name: PATRICIA A. RIZZO

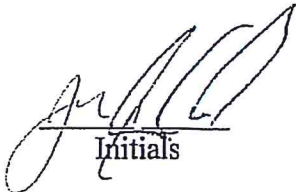
TENANT:
FLAGLER COUNTY SHERIFF'S OFFICE, a county government department

By: 
Print Name: Sheri Clark
Title: Sheriff
Date: 8/12/15, 2015

LANDLORD:
CYPRESS POINT 160, LLC, a Florida limited liability company


Print Name: SCANDICE MICHAEL

Print Name: Brandi Serin


By: 
Print Name: JOHN CRAVEN RILES
Title: MANAGER
Date: AUGUST 31, 2015


Initials

Flagler County Sheriff's Office - City Marketplace



Proposed payment and extension

C107/108 2520 sf Current Term expires 12/31/2016
 C217 1170 sf will add this space effective November 2015
 3690 sf

	\$4.10 psf			
	Rent	CAM	Monthly	
2015:				
April	1,622.25	862.00	2,484.25	Current Rent \$7.72 psf + CAM = 11.82 psf
May	1,622.25	862.00	2,484.25	
June	1,622.25	862.00	2,484.25	
July	1,622.25	862.00	2,484.25	
August	1,670.92	862.00	2,532.92	Rent Increase per lease to \$7.95 psf + CAM = 12.05 psf
September	1,670.92	862.00	2,532.92	
October	1,670.92	862.00	2,532.92	
November	2,444.63	1,260.75	3,705.38	Increase due to adding Suite C217
December	2,444.63	1,260.75	3,705.38	
2016:				
Jan-Dec	29,335.60	15,129.00	44,464.60	Total psf \$12.05 (\$3,705.38 per month)

Renewal - two years

	Rent	CAM	Annual	Monthly	Total PSF
2017 (\$10 psf)	36,900.00	15,129.00	52,029.00	\$4,335.75	\$14.10
2018 (\$12 psf)	44,280.00	15,129.00	59,409.00	\$4,950.75	\$16.10