

**LEASE
AMENDMENT NO. 1**

To Office Lease between **CYPRESS POINT 160, LLC** (“Landlord”) and **CITY OF PALM COAST** (“Tenant”);

For and in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, Landlord and Tenant agree the Lease dated November 1, 2011, attached hereto as Exhibit A, currently for the premises known as Units B-103, B104, B105, B106, B107, B109, B109, B-110, B301, B302, B303, B-304, B-305, B-306, and C-217 of City Marketplace located at 160 Cypress Point Parkway, Palm Coast, Florida, (“Lease”), is amended as follows:

1. **LEASED PREMISES:** Effective November 1, 2014, and continuing to and through October 31, 2015, the Leased Premises is hereby modified to delete Unit B103, consisting of a total of approximately 1,278 net rentable square feet of office space, which Tenant hereby agrees to vacate said Unit on or before October 31, 2014. The remainder of the Leased Premises is deemed to be a total of approximately 20,943 net rentable square feet of office space.
2. **TERM:** Tenant has exercised its option to renew the Lease for One (1) Year in accordance with Section XXII of the Lease, thus the Term of the Lease is hereby renewed and extended for a period of One (1) Year commencing November 1, 2014, and continuing to and through October 31, 2015 (“Renewal Period”).
3. **RENT:** The Rent for the Renewal Period will be TWENTY-TWO THOUSAND DOLLARS (\$22,000.00) per month, due and payable on the first day of each month of the Renewal Period.
4. **LANGUAGE CONSTRUCTION:** LESSOR and LESSEE acknowledge and agree that they reviewed the Lease and this Amendment and the rule of construction that ambiguities are to be resolved against the party drafting shall not apply to the Lease or this Amendment.
5. **FULL FORCE AND EFFECT:** Except as modified hereby, 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:_____

Print Name:_____

**TENANT:
CITY OF PALM COAST**

By:_____

Print Name:_____

Title:_____

Date:_____

**LANDLORD:
CYPRESS POINT 160, LLC**

By:_____

John Clark Bills, President

Print Name:_____

Print Name:_____

Date:_____