

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT is made and entered into this 15 day of September, 2023, by and between PINELLAS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a Special District created pursuant to Part III, Chapter 159, Florida Statutes, d/b/a PINELLAS COUNTY ECONOMIC DEVELOPMENT AUTHORITY, with offices located at 7887 Bryan Dairy Road #120, Largo, FL 33777, hereinafter referred to as "LESSOR", and BAE SYSTEMS INFORMATION AND ELECTRONIC SYSTEMS INTEGRATION INC., a Delaware corporation, with offices located at 7887 Bryan Dairy Road, Building 100, Second Floor, Office 135, Largo, FL 33777, hereinafter referred to as "LESSEE". Both LESSOR and LESSEE are collectively referred to from time to time throughout this agreement as the "Parties."

WITNESSETH:

WHEREAS, the LESSOR and Raytheon Company entered into a Lease Agreement ("Lease") commencing on December 31, 2019, for 3,718 rentable square feet of administrative office space therein located at 7887 Bryan Dairy Road, Building 100, Second Floor, Office 135 (the "Premises"); and

WHEREAS, the Parties and Raytheon Company previously entered into an Assignment and Assumption Agreement commencing on January 17, 2020 which assigned the Lease to LESSEE; and

WHEREAS, the Parties now desire to extend said Lease for an additional two (2) years with three (3) one-year options to extend by LESSEE; and

NOW THEREFORE, in consideration of the mutual covenants contained herein, the Parties hereby agree as follows:

1. Upon full execution of this First Amendment to Lease Agreement, the Lease shall renew for an additional two (2) years beginning October 1, 2023 and ending September 30, 2025. LESSEE shall have the right to further extend the Lease for three (3) additional one-year renewal terms by giving ninety (90) days' written notice of such intent before the then expiration date. The rental payment rates for each period are outlined in Exhibit "A-1".
2. Section 12 of the Lease, "Assignments and Subletting" is hereby amended to replace "Raytheon Company" with "BAE Systems Information and Electronic Systems Integration Inc."
3. Section 25 titled "Notices" of the Lease is hereby deleted in its entirety and shall be replaced with the following:

If to COUNTY: Pinellas County Government
Department of Administrative Services
Facilities and Real Property Division
509 East Avenue South
Clearwater, FL 33756
Phone: (727) 464-3496
Email: realpropdiv@pinellas.gov

With a copy to: Pinellas County Economic Development
Attn: Young-Rainey STAR Center
7887 Bryan Dairy Road, #120
Largo, FL 33777
Phone: (727) 453-6550
Email: GConcannon@pinellas.gov

If to BAE: BAE Systems Information and Electronic
Systems Integration Inc.
Attn: Gary Novotny
144 Daniel Webster Hwy
Merrimack, NH, 03054

Mail stop: MNH25-11H41
Phone: (603) 305-9051
gary.a.novotny@baesystems.com

The Parties hereby agree that all other terms, conditions and provisions set forth in that certain Lease Agreement dated December 31, 2019, shall remain in full force and effect.

**** SIGNATURE PAGE FOLLOWS****

IN WITNESS WHEREOF, the Parties have executed this First Amendment to Lease Agreement as of the date first written above.

BAE SYSTEMS INFORMATION AND ELECTRONIC SYSTEMS INTEGRATION INC.

BY: _____

TITLE: VP Finance, Treasurer

DATE: 29 August 2023

**PINELLAS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY d/b/a PINELLAS COUNTY ECONOMIC DEVELOPMENT AUTHORITY,
by and through the County Administrator**



BY: _____

Barry A. Burton, County Administrator

DATE: September 15, 2023

EXHIBIT "A-1"
BAE SYSTEMS INFORMATION AND ELECTRONIC
SYSTEMS INTEGRATION INC.
RENTAL RATE

Effective Date: October 1, 2023

Young-Rainey STAR Center

Rentable Area: 3,718 sf

Area 135 (Building 100)

Rental Rate:

	\$/SF	SF	Annual Rate
Rental Facility Space ⁽¹⁾ (\$6.81 X 1.03 = \$7.01)	\$ 7.01	3,718	\$ 26,063.18
Utilities Fixed ⁽²⁾	\$ 3.97	3,718	\$ 14,760.46
Plant Maintenance ⁽³⁾	\$ 5.49	3,718	\$ 20,411.82
Total Per Square Foot	\$ 16.47	3,718	\$ 61,235.46

Total Square Footage	3718
Yearly Rental Amount	\$61,235.46
Monthly Payment	\$ 5,102.96
Taxes (Currently 6.5%)	\$ 331.69
Total Monthly Payment	\$ 5,434.65

Notes:

1. Subject to increase as provided in section 6 of lease
2. Subject to increase as provided in section 7 of lease
3. Subject to increase as provided in section 8 of lease
4. Ad Valorem Tax Assessments are invoiced annually as provided in section 9 and 10 of the lease