

Prepared by:
Kirk Coby
Pinellas County, Construction & Property Management
509 East Avenue South
Clearwater, FL 33756

Property: STAR Center
Lease No: 2003-S016

29th AMENDMENT TO LEASE AGREEMENT

THIS AMENDMENT is made and entered into this 4 day of May, 2026 (the "Effective Date") 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, whose address is 7887 Bryan Dairy Road, Largo, FL 33777 ("**Lessor**"), and **RAYTHEON COMPANY**, a Delaware corporation, whose address is c/o Raytheon Technologies Realty, Inc., 10 Farm Springs Road, Farmington, CT 06032, Attn: Counsel, Real Estate ("**Lessee**").

Recitals:

A. By virtue of a *County Deed* from Pinellas County (successor-in-interest to The United States of America) recorded on September 2, 1999 in OR Book 10647, Page 163, Pinellas County Public Records, Lessor owns the Young-Rainey Science Technology and Research Center (aka STAR Center) located at 7887 Bryan Dairy Road, Largo, Florida.

B. The parties entered into a *Lease Agreement* executed by Lessee on July 27, 1998 and by Lessor on July 28, 1998, pursuant to which Lessee leases space at the STAR Center from Lessor, as more particularly described therein (the "**Premises**"), as amended by Amendments 1 through 28 (as so amended, the "**Lease**"). Capitalized terms used herein but not defined herein, if any, shall have the meanings ascribed to them in the Lease.

C. The current term of the Lease is scheduled to expire on November 30, 2028 (with two 5-year renewal options as described in Amendment 28; through November 30, 2038).

D. The Premises currently consist of 463,849 square feet of space in various buildings at the Center. Lessee desires to expand the Premises by leasing an additional 9,534 square feet of space in Building 100. (Under the Lease, Lessee is granted the exclusive use of 53,158 square feet for customer parking. This Amendment has no effect on Lessee's parking area.)

NOW THEREFORE, the parties agree as follows:

1. Lease of Additional Space; Possession Date.

Effective as of the Effective Date, Lessor hereby leases to Lessee an additional 9,534 square feet in Building 100, labeled "**Additional Space**" on Exhibit A hereto (for a total leased area of 473,383 square feet). Lessor will deliver possession of the Additional Space to Lessee on the Effective Date, at which time Lessee may begin preparing the space for Lessee's use. From and after the Effective Date, the Additional Space will be deemed to be part of the Premises for purposes of the Lease.

2. Rent for Additional Space.

In recognition that Lessee intends to make improvements to the Additional Space, at Lessee's sole expense, to prepare the Additional Space for its use, Lessor is providing Lessee with a free rent period within which to prepare the Additional Space for its use.

Beginning **October 1, 2026** ("**Additional Space Rent Commencement Date**"), and thereafter throughout the term, Lessee will pay annual rent to Lessor for the Additional Space, initially in the amount shown below. Rent payments for the Additional Space will be paid and adjusted at the same time and in the same manner as provided for under the Lease for the current Premises.

Administrative, Maintenance & Operation Reimbursement	\$5.76
Base Rent	\$6.70
Utilities	<u>\$3.22</u>
Total Per Sq Ft	\$15.68

\$15.68 per sq ft x 9,534 sq ft = **\$149,493.12**

Attached hereto as **Exhibit B** is the complete rent schedule for the Premises, for informational purposes.

3. Right of First Offer.

Lessee is interested in potentially further expanding the Premises by leasing additional space in Building 100, labeled "**First Offer Space**" on **Exhibit A**. If, during the term of the Lease, Lessor is prepared to offer the First Offer Space to a third party, Lessor will first notify Lessee in writing that the First Offer Space is available for lease. If, within thirty (30) days after Lessor provides such notice to Lessee, Lessee has not accepted the offer to lease the First Offer Space in writing, Lessor will be free to lease the First Offer Space to a third party, on such terms and conditions as Lessor and the third party may agree upon. If Lessee accepts the offer to lease the First Offer Space within such 30-day period, the parties shall promptly execute an amendment to the Lease to add the First Offer Space to the Premises. If Lessee does not accept the offer to lease the First Offer Space within such 30-day period, and within one hundred eighty (180) days following the expiration of such 30-day period, Lessor has not leased the First Offer Space to a third party, this section 3 shall apply and Lessor will again offer the First Offer Space to Lessee prior to leasing the First Offer Space to a third party, in the manner aforesaid. All other provisions of the Lease pertaining to Lessee's rights of first refusal or rights of first offer are hereby deleted.

4. Counterparts. This Amendment may be executed in counterparts. Electronic signatures are acceptable and legally binding.

5. Ratification. All provisions of the Lease not amended herein remain in full force and effect, and the Lease, as amended hereby, is ratified by the parties.

[signature pages follow]

IN WITNESS WHEREOF, the parties have executed this Amendment effective as of the Effective Date first written above.

WITNESSES:

Lessee:
RAYTHEON COMPANY

Lynn Dizney
[Signature - witness 1]

By: [Signature]

Lynn Dizney
[Printed name - witness 1]

Printed name: Richard Field

11 Neptune Drive Old Saybrook CT
[Address - witness 1]

Title: Sr. Dir., ES Real Estate,
Portfolio Strategy

Karen Martin
[Signature - witness 2]

Karen Martin
[Printed name - witness 2]

14 John St Southington Ct.
[Address - witness 2] 06489

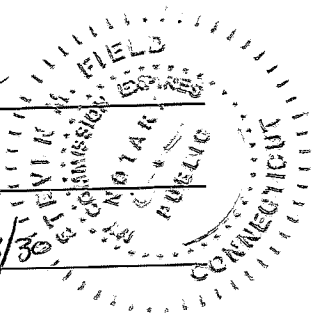
STATE OF ~~FLORIDA~~ Connecticut
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 3rd day of April, 2026, by Richard Field, as Sr. Dir., ES Real Estate, Portfolio Strategy of RAYTHEON COMPANY, a Delaware corporation, on its behalf, who:

is personally known to me
OR
produced a driver's license, OR _____, as identification.

[notary seal]

[Signature]
Signature (Notary Public)
Steven M. Field
Printed Name (Notary Public)
My Commission Expires: 2/28/30



Lessor:
**PINELLAS COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY**

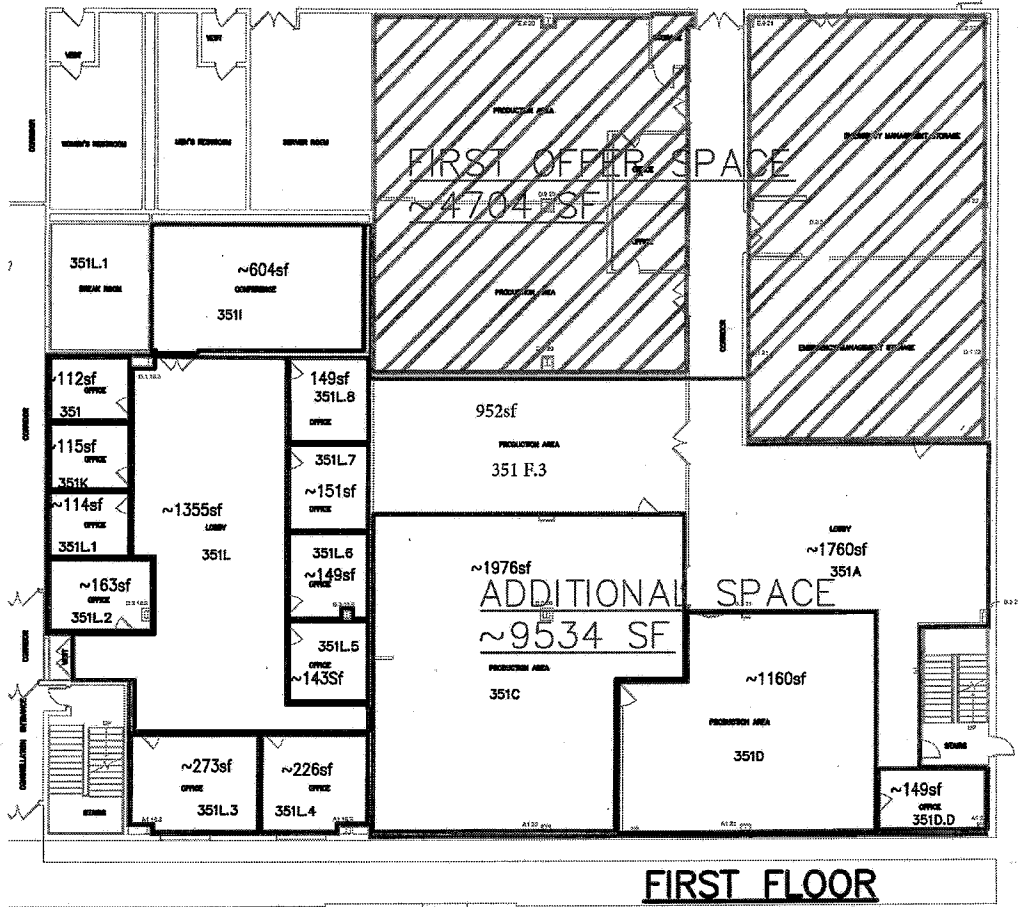
By: *Barry Burton*
Barry Burton, County Administrator

[Authorized by Sections 2-62(a)(2) and 2-62(b),
Pinellas County Code]

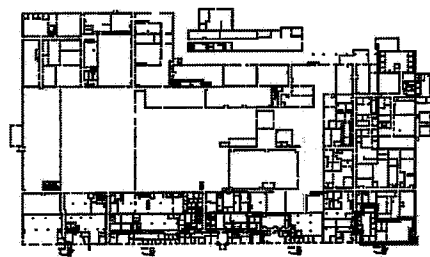
APPROVED AS TO FORM
By: *Kirby Z. Kreider*
Office of the County Attorney

Exhibits:

- Exhibit A – Floor Plan depicting Additional Space & First Offer Space
- Exhibit B – Rent Payment Summary



PARTIAL FLOOR PLAN BLDG. 100



KEY PLAN BLDG. 100 1ST FLOOR

① STAR CENTER EXHIBIT A RTX EXPANSION AREAS

EXHIBIT "B"

Amendment 29

Rent Summary			
Raytheon Company			
Effective Date: 10/01/2026			
To: 11/30/2026			
Young-Rainey STAR Center (2015-S013)			
Multiple Areas - See Below			
473,383 Square Feet			
53,158 Square Feet Parking			
	<u>Square Feet</u>		
Building 100	359,013		
Area 149	5,614		
Customer Parking		53,158	
Customer Building 400	14,085		
Customer Storage	7,224		
Engineering	58,174		
Building 600 Areas A, B, C	3,339		
Building 100 (Montana)	16,400		
Building 100 (CICP) *	9,534		
	<u>473,383</u>		
* Additional space under the 29th Amendment			
Rates & Payments			
Building 100 - Main			
Administrative Maintenance and Operational			
Reimbursement (\$5.49 x 1.05 = \$5.76) (3)	\$ 5.76	359,013	\$ 2,067,914.88
Base Rent (\$1.79 x 1.03) (1)	\$ 1.84	359,013	\$ 660,583.92
Utilities (2)	\$ -		
Total Per Square Foot	\$ 7.60	359,013	\$ 2,728,498.80
Area 149			
Administrative Maintenance and Operational			
Reimbursement (\$5.49 x 1.05 = \$5.76) (3)	\$ 5.76	5,614	\$ 32,336.64
Base Rent (\$12.49 x 1.03) (1)	\$ 12.86	5,614	\$ 72,196.04
Utilities (2)	\$ -		
Total Per Square Foot	\$ 18.62	5,614	\$ 104,532.68

Customer Parking					
Customer Parking (\$0.44 x 1.03) (1)	\$	0.45	53,158	\$	23,921.10
Base Rent (N/A)	\$	-			
Utilities (None)	\$	-			
Total Per Square Foot	\$	0.45	53,158	\$	23,921.10
Building 400					
Administrative Maintenance and Operational Reimbursement (\$5.49 x 1.05 = \$5.76) (3)	\$	5.76	14,085	\$	81,129.60
Base Rent (\$9.49 x 1.03) (1)	\$	9.77	14,085	\$	137,610.45
Utilities (2)	\$	-			
Total Per Square Foot	\$	15.53	14,085	\$	218,740.05
Customer Storage					
Administrative Maintenance and Operational Reimbursement (\$5.49 x 1.05 = \$5.76) (3)	\$	5.76	7,224	\$	41,610.24
Base Rent (\$2.49 x 1.03) (1)	\$	2.56	7,224	\$	18,493.44
Utilities (2)	\$	-			
Total Per Square Foot	\$	8.32	7,224	\$	60,103.68
Engineering					
Administrative Maintenance and Operational Reimbursement (\$5.49 x 1.05 = \$5.76) (3)	\$	5.76	58,174	\$	335,082.24
Base Rent (\$2.49 x 1.03) (1)	\$	2.56	58,174	\$	148,925.44
Utilities (2)	\$	-			
Total Per Square Foot	\$	8.32	58,174	\$	484,007.68
Building 600 Areas A, B, C					
Administrative Maintenance and Operational Reimbursement (\$5.49 x 1.05 = \$5.76) (3)	\$	5.76	3,339	\$	19,232.64
Base Rent (\$2.60 x 1.03) (1)	\$	2.68	3,339	\$	8,948.52
Utilities (2)	\$	-			
Total Per Square Foot	\$	8.44	3,339	\$	28,181.16

Building 100 (Montana)				
Administrative Maintenance and Operational Reimbursement (\$5.49 x 1.05 = \$5.76) (3)	\$	5.76	16,400	\$ 94,464.00
Base Rent (\$3.86 x 1.03) (1)	\$	3.98	16,400	\$ 65,272.00
Utilities (2)	\$	-		
Total Per Square Foot	\$	9.74	16,400	\$ 159,736.00
Building 100 (CICP)				
Reimbursement (\$5.49 x 1.05 = \$5.76) (3)	\$	5.76	9,534	\$ 54,915.84
Base Rent (\$6.50 x 1.03) (1)	\$	6.70	9,534	\$ 63,877.80
Utilities Per Square Foot (2)	\$	3.22	9,534	\$ 30,699.48
Total Per Square Foot	\$	15.68	9,534	\$ 149,493.12
TOTAL PER YEAR				\$ 3,957,214.27
Yearly Rental Amount:	\$	3,957,214.27		
Monthly Payment:	\$	329,767.86		
Taxes: Currently 0.0% eff 10/01/25	\$	-		
Total Monthly Payment	\$	329,767.86		

Notes:

1. Base rent to increase 12/1/2026; CPI index min. 2% - max 5% [under paragraph 2 of the Lease]
2. Utilities are billed monthly by STAR Center [under paragraph 8 of the Lease]
3. Subject to adjustment [under paragraph 2 of the Lease]
(\$5.76 was the rate effective on January 1, 2026)