

**AMENDMENT 27 TO LEASE AGREEMENT**

**THIS AMENDMENT 27 TO LEASE AGREEMENT** is made and entered into the *WJK* day of \_\_\_\_\_, 2018, 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, hereunder referred to as "LESSOR", and RAYTHEON COMPANY, a Delaware Corporation, hereunder referred to as "LESSEE," hereinafter jointly referred to as the "Parties."

**WITNESSETH:**

**WHEREAS**, LESSOR and LESSEE entered into that certain Lease Agreement dated July 27, 1998, for facility space at the Young - Rainey STAR Center, formerly the Pinellas STAR Center (the "STAR Center"), with occupancy effective on a phased approach, and entered into Amendments 1 through 26, hereinafter referred to collectively as the "Lease Agreement;" and,

**WHEREAS**, the LESSEE currently leases 447,449 square feet of space (plus customer parking of 53,158 square feet); and

**WHEREAS**, pursuant to Amendment 21 to the Lease Agreement, the rental term of 14,085 square feet of the Premises ("Building 400") currently has a different termination and renewal date than that of the remaining Premises; and,

**WHEREAS**, the LESSEE and LESSOR desire to modify the Lease such that the term, termination dates and renewal dates for the Building 400 portion of the Premises shall be coterminous with the remainder of the Premises.

**WHEREAS**, the Parties now desire to clarify that the term of the Building 600 space, pursuant to Amendment 24, has expired, and Building 600 (space A,B, and C) has been added back to the Premises pursuant to Amendment 26;

**NOW THEREFORE**, for good and valuable consideration and in consideration of the above promises and the covenants herein, LESSEE and LESSOR agree as follows:

1. Commencing December 1, 2018 (the "Effective Date"), all leased space, including the Building 400 space and Building 600 space, shall be deemed part of the Premises, and shall have the same termination date of November 30, 2023, and the same renewal and all other rights afforded to the original leased space, as amended.

2. LESSEE agrees to pay the rates and payments for the Premises as of the Effective Date, as outlined in Exhibit "A" attached hereto and incorporated herein, subject to annual increases as provided in the Lease Agreement.
3. Except to the extent specifically modified herein, all other terms of the Lease Agreement shall remain in full force and effect. Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Lease Agreement.


**THE PARTIES** agree that all terms, conditions, and provisions contained herein are hereby, with this Amendment 27 to Lease Agreement, incorporated into and made a part of the Lease Agreement.

RAYTHEON COMPANY  
LESSEE



By: \_\_\_\_\_  
Robert  
Health, afe Sustainability (EHSS), Real  
Estate, and Insurance


Date: 12/41 / 17

Print Name: John A. Celucci  
  
Print Name: Okro::t

PINELLAS COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY  
d/b/a/ PINELLAS COUNTY ECONOMIC  
DEVELOPMENT AUTHORITY, by and through  
the COUNTY ADMINISTRATOR

WITNESSES:

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Print Name: {::J"ij

LESSOR  
By: Barry A. Bon   
Date: 1/2 / 10/10

APPROVED AS TO FORM  
I  
B) : \_\_\_\_\_  
Office of the County Administrator

**EXHIBIT "A"**

**Effective: December 1, 2018\***

**Pinellas County File No. 2015-S013**

	<u>Square Feet</u>
<b>Building 100</b>	359,013
<b>Area 149</b>	5,614
<b>Customer Parking</b>	53,158
<b>Customer Building 400</b>	14,085
<b>Customer Storage</b>	7,224
<b>Engineering</b>	58,174
<b>Building 600 Areas A, B, C</b>	3,339

**Rates & Payments**

**Building 100**

Administrative Maintenance and Operational Reimbursement (3)	\$5.23		
Base Rent (1.44 x 1.0228) (1)	\$1.47		
Utilities (2)	\$		
Total Per Square Foot	<u>\$6.70</u>	<b>359,013</b>	<b>\$2,405,387.10</b>

**Area 149**

Administrative Maintenance and Operational Reimbursement (3)	\$5.23		
Base Rent (10.02 x 1.0228) (1)	\$10.25		
Utilities (2)	\$		
Total Per Square Foot	<u>\$15.48</u>	<b>5,614</b>	<b>\$86,904.72</b>

**Customer Parking**

Customer Parking (0.34 x 1.0228) (1)	\$0.35		
Base Rent (N/A)	\$		
Utilities (None)	\$		
Total Per Square Foot	<u>\$0.35</u>	<b>53,158</b>	<b>\$18,605.30</b>

**Customer Building 400**

Administrative Maintenance and Operational Reimbursement (3)	\$5.23		
Base Rent (7.78) (1)	\$7.78		NEXT INC. 12/2019
Utilities (2) - now invoiced separately	\$		
Annual Ad Valorem Tax - now part of annual billing			
Total Per Square Foot	<u>\$13.01</u>	<b>14,085</b>	<b>\$183,245.85</b>

**Customer Storage**

Administrative Maintenance and Operational Reimbursement (3)	\$5.23		
Base Rent (1.99 x 1.0228) (1)	\$2.04		
Utilities (2)	\$		
Total Per Square Foot	<u>\$7.27</u>	7,224	<b>\$52,518.48</b>

**Engineering**

Administrative Maintenance and Operational Reimbursement (3)	\$5.23		
Base Rent (1.99 x 1.0228) (1)	\$2.04		
Utilities (2)	\$		
Total Per Square Foot	<u>\$7.27</u>	<b>58,174</b>	<b>\$422,924.98</b>

**Building 600 Areas A, B, C**

Administrative Maintenance and Operational Reimbursement (3)	\$5.23		
Base Rent (2.09 x 1.0228) (1)	\$2.14		
Utilities (2)	\$		
Total Per Square Foot	<u>\$7.37</u>	<b>3,339</b>	<b>\$24,608.43</b>

**TOTAL PER YEAR:** **\$3,194,194.86**

**Notes:**

- I. Calculated using Sept. 2018 CPI adjustment
2. Utilities will be billed monthly by STAR Center
3. Subject to adjustment (\$5.23 ws effective on Januaiy 1, 2017)

The CPI - All Urban Consumers (current series) U.S. City Average - All Items, 1982-84=100 CPI for September 2017 was 246.819 and September 2018 was 252.439, representing an increase of 2.28%.