SECOND AMENDMENT TO LEASE

THIS SECOND AMENDMENT TO LEASE (the "Amendment") is made this the day of the "Effective Date"), by and between ANTONIO FERNANDEZ AS TRUSTEE OF THE ANTHONY FERNANDEZ IRREVOCABLE TRUST U/A/D 9/13/94 and MAINSTREAM PARTNERS IV, LLC, a Florida limited liability company, whose address is 2552 22nd Avenue N., St. Petersburg, Florida 33713 (collectively the "Landlord") and PINELLAS COUNTY, a political subdivision of the State of Florida, whose address is c/o Real Estate Management Department, Real Property Division, 509 East Avenue South, Clearwater, Florida 33756 ("Tenant"), jointly referred to as the "Parties".

WITNESSETH:

WHEREAS Landlord and Tenant entered into an Industrial Building Lease with an Effective Date of October 14, 2016, as amended by a First Amendment to Lease with an Effective Date of August 7, 2018 (collectively referred to as the "Lease"), covering certain premises consisting of approximately 31,200 square feet as further described in Exhibit "A" "Site Plan – Pinellas County Additional Space", located at 7209-7265 112th Avenue and 7204-7228 114th Avenue, Pinellas Park, Florida 33782, as further described in the Lease (the "Premises"); and

WHEREAS, Landlord and Tenant desire to modify the Lease so as to increase the Tenant's Gross Rentable Area of the Premises, to increase the Rent (as defined in the Lease) payable by Tenant, and to change the Lease in other respects as set forth in this Amendment; and

WHEREAS, the Premises city and zip code is verified as Pinellas Park and 33773, respectively.

NOW, THEREFORE, in consideration of the premises, mutual covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

- 1. **PREMISES.** As of the Second Additional Space Possession Commencement Date, as defined below, the following eleven (11) 2,400 square foot bay spaces shall be added to the Premises, thereby increasing the Premises by an additional 26,400 square feet from 31,200 square feet to a total of 57,600 square feet: 7216, 7224, 7232, 7240, 7250, 7254, 7258, 7262, 7266, 7274 and 7282, 114th Avenue, Pinellas Park, FL 33773 (the "Second Additional Space") as shown on Exhibit "A" "Premises", attached hereto. In addition, Tenant shall have access the to "Truck Well and Staging and Loading Area," as shown on Exhibit "A," for loading and unloading of vehicles and equipment and occasional deployment of emergency services. Tenant shall be responsible to repair any damage to such area caused by Tenant's use. The Exhibit "A" "Site Plan Pinellas County Additional Space" attached to the Lease shall be deleted in its entirety and replaced with Exhibit "A" of this Amendment. Except for Landlord's Improvement Work, as further defined below, Tenant shall accept the Second Additional Space in its present "as-is" condition.
- 2. LANDLORD IMPROVEMENT WORK. Prior to Landlord delivering and Tenant's possession of the Second Additional Space (the "Second Additional Space Possession Commencement Date"), the Landlord shall substantially complete the improvements specified in the attached Exhibit "C" "Landlord's Improvement Work" to an extent that allows the Tenant to occupy the Premises for the purposes described herein. No later than ten (10) days after the Second Additional Space Possession Commencement Date, Landlord and Tenant shall execute Tenant's Acceptance Certificate attached hereto as Exhibit "E" "Tenant's Acceptance Certificate". The Tenant's Acceptance Certificate may be signed on behalf of Tenant by its County Administrator or Director of Real Estate Management.
- **3. TERM.** Upon the Second Additional Space Possession Commencement Date, the Lease Term shall be extended for an additional sixty (60) month period (**"Extended Term"**).

- 4. **RENT.** The Parties acknowledge the Rent Schedule contained on **Exhibit "B" "RENT SCHEDULE"** is predicated on Landlord's Improvement Work and "Moving Expense" (as hereinafter defined) not exceeding the combined sum of \$643,432.34 ("Landlord's Expenses"). The Exhibit "C" "Option Term Rent" attached to the Lease shall be deleted in its entirety and replaced with Exhibit "B" of this Amendment. The Extended Term Rent shall be effective upon the Second Additional Space Possession Date.
- A. In the event actual Landlord's Expenses are projected to exceed the stated amount, Landlord shall promptly notify Tenant and Tenant shall have the option to either adjust the scope of the Landlord's Improvement Work and/or the Moving Expense so as not to exceed the amount of Landlord's Expenses, or alternatively enter into an amendment to the Lease which compensates Landlord for the additional expenses.
- B. Additional Rent. Effective as of the Second Additional Space Possession Commencement Date, Tenant shall pay to Landlord any Additional Rent increases in accordance with the terms and provisions of Section 10 of the original Lease.
- C. Moving Reimbursement. Landlord, on behalf of Tenant, shall pay the moving contractor selected and hired by Tenant the invoiced amount of moving expenses not to exceed \$95,966.00 (the "Moving Expense"). Such Moving Expense payment shall be completed within 30 days after Tenant provides Landlord a copy of the Moving Expense invoice. In no event shall Landlord be deemed in privity of contract with such moving contractor or be liable for any amounts in excess of the Moving Expense, or any other claims or disputes between Tenant and its moving contractor.
- 5. EARLY TERMINATION. Tenant has the option, at its discretion, to reduce the Premises by removing all or a portion of the Second Additional Space. Such option shall be exercised by providing Landlord 120 days' written notice. Notwithstanding, in the event Tenant elects to surrender all or a portion of the Second Additional Space prior to the date Landlord is fully reimbursed the Landlord's Expenses, Tenant shall pay to Landlord the remaining unamortized portion of Landlord's Expenses as set forth in Exhibit "D" "Amortization Schedule", on or prior to the date set of such surrender.
- **6. BROKER.** Landlord and Tenant represent that there was no broker instrumental in consummating this Amendment other than Commercial Partners Realty, Inc.("Broker") and that no conversations or prior negotiations were had with any other broker concerning the renting of the Second Additional Space.
- 7. **RATIFICATION.** Except as amended by this Amendment, the terms and conditions of the Lease shall continue in full force and effect and is hereby ratified in its entirety. In the event of a conflict between the terms of this Amendment and the terms of the Lease, the terms of this Amendment shall govern the rights and obligations of the parties.

{Signatures on following page}

IN WITNESS WHEREOF, the undersigned have executed this Amendment on the day and year first written above.

Signature: Catheyn P. Wiken Signature Daniel C. Quartes Print Name: Daniel C. Quartes	LANDLORD: THE ANTHONY FERNANDEZ IRREVOCABLE TRUST VA/D 9 13/94 By: Antonio Fernandez, Trustee MAINSTREAM PARTNERS IV, LLC a Florida limited liability company By: Mainstream America, Inc. a Florida corporation its Manager By: Antonio Fernandez, Fresident
WITNESSES: Signature: Cyndi Jummons Print Name Cyndi Simmons	COUNTY: PINELLAS COUNTY, FLORIDA, by and through its Board of County Commissioners By:
Print Name: Dustra Guenta ATTEST: KEN BURKE, CLEFIK	

APPROVED AS TO FORM



Page 4 of 10

EXHIBIT "B" Rent Schedule

Industrial Buildin	g Lease						
Lease Term	Square Feet	Rate per Square Foot	Monthly Base Rent Due	Annual Base Rent Due			
1/1/2017 - 11/30/2017	28,800	\$7.99	\$19,176.00	\$230,112.00			
12/1/2017 - 8/7/2018	28,800	\$8.23	\$19,752.00	\$237,024.00			
First Amendment	to Lease						
8/7/2018- 11/30/2018	31,200	8.23	\$21,398.00	\$256,776.00			
12/1/2018 - Extended Term	31,200	\$8.48	\$22,048.00	\$264,576.00			
Second Amendment to Lease							
Extended Term							
Year 1	57,600	\$10.22	\$49,056.00	\$588,672.00			
Year 2	57,600	\$10.53	\$50,544.00	\$606,528.00			
Year 3	57,600	\$10.85	\$52,080.00	\$624,960.00			
Year 4	57,600	\$11.18	\$53,664.00	\$643,968.00			
Year 5	57,600	\$11.52	\$55,296.00	\$663,552.00			
Option Term 1							
Year 6	57,600	\$11.87	\$56,976.00	\$683,712.00			
Year 7	57,600	\$12.23	\$58,704.00	\$704,448.00			
Year 8	57,600	\$12.60	\$60,480.00	\$725,760.00			
Year 9	57,600	\$12.98	\$62,304.00	\$747,648.00			
Year 10	57,600	\$13.37	\$64,176.00	\$770,112.00			
Option Term 2							
Year 11	57,600	\$13.77	\$66,096.00	\$793,152.00			
Year 12	57,600	\$14.18	\$68,064.00	\$816,768.00			
Year 13	57,600	\$14.61	\$70,128.00	\$841,536.00			
Year 14	57,600	\$15.05	\$72,240.00	\$866,880.00			
Year 15	57,600	\$15.50	\$74,400.00	\$892,800.00			

EXHIBIT "C"

LANDLORD'S IMPROVEMENT WORK

Page 1 of 3

SCHERER CONSTRUCTION OF WEST FLORIDA, LLC

JOB: MAINSTREAM LABOR BURDEN 45 00% BUSINESS PARK STATE SALES TAX. 7 00%

COUNTY SPACES 7216, 7214, 7232, 7240, 7250, 7254, 7258, 7262, 7264, 7274 & 7292

PINELLAS PARK, FL.

DATE: December 13, 2017

REVISED PER MEETING W/ COUNTY 1/4/18

October 24, 2018 REVISED PER Rich Henzel's MEETING W/ COUNTY

0100	GENERAL CONDITIONS	14	WEEK	UL I	UM	USB	LABOR	MATRLS	SUBS	TOTAL
101	PROJECT MANAGER		WEEK	250 00	0.00	0.00	5075	0	0	5075
102	SUPERVISION		WEEK	1100.00	0.00	0.00	22330	0	0	22330
106	PERMIT	-	LANDLORD	0.00	0.00	0.00	0	0	0	0
130	ARCHITECTURAL PLANS	1	R HENZEL	0.00	0.00	3200 00	0	0	3200	3200
	MEP PLANS	1	GUESS .	0.00	0.00	9500.00		0.	5500	(Vec)
145	FUEL EXPENSE	14	WEEK	0.00	0.00	75.00	0	0	1050	1050
146	VEHICLE	14	WEEK	0.00	0 00	125 00	0	0	1750	1750
140	ASBESTOS SURVEY	0	EXCLUDED	0.00	0.00	0.00	0	0	0	0
148	TEMP PHONE		WEEK	0.00	0.00	25 00	0	0	350	350
149	TEMP TOILET		BY OWNER	0.00	0.00	0.00	0	0	0	0
1150	TEMP WATER		BY OWNER	0.00	0.00	0.00	0	0	0	0
1151	TEMP ELECT	_	BY OWNER	0.00	0.00	0.00	0	0	0	0
1170	DUMPSTER	_	PULLS	0.00	350.00	0.00	0	1498	0	1498
179	FINAL CLEAN		OWNER	0.00	0.00	0.00	0	0	0	0
0100	TOTAL	COST PER			1.59		27405	1498	12950	41853
		COST PER	WEEK		2990				L	41853
0200	SITEWORK / DEMOLITION	QTY	SUB/UNIT	UL.	UM	USB	LABOR	MATRLS	SUBS	TOTAL
220	DEMOLITION 7282 & 7274	476	SQ.FT	0.00	0.00	3.75	0	0	1785	1785
-	DEMO FIRE WALLS	2520	SQ FT	0 00	0.00	1.50	0	0	3780	3780
	REVISED DEMO LESS BUDGET		ADS	0.00	0.00	28811.00	0	0	28811	28811
	CONCRETE CUTTING		LUMP SUM	0.00	0.00	1260.00	0	0	1260	1260
12.82	FENCING	The second second second	BY COUNTY	0:00	0.00	0.00	0	0	0	
1237	TERMITE TREATMENT	_	MINUMUM	0.00	0 00	208.65	0	0	209	209
0200	TOTAL	COST PER	SQ.FT.		1 36		0	0	35845	35845 35845
0700	Toolyonger	Low	CUID A DUTT	177	197	1100	LABOR	MATRIA	SUBS	20241
0300	CONCRETE	QTY	SUB./UNIT	UL	UM	USB 800 00	LABOR	MATRLS		TOTAL
	CONCRETE MATERIAL		LYH	0.00	0.00		0	0	800	800
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	CONCRETE LABOR	0	SUPER	0.00	0.00	0.00	0	0	0	
0300		0		0.00	0.00	0.00	0	0	0	0
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0300 0300 0400 0400	MASONRY MASONRY FILL-IN NEW OPENING & LINTEL	O O O O O O O O O O O O O O O O O O O	SQ FT SUBJUNIT NONE INCL NONE INCL	0.00	0.00 0.03 UM 0.00 0.00	0.00	0 0 LABOR 0	MATRLS 0	\$00 \$00 \$UBS 0 0	800 800 TOTAL
0300	TOTAL MASONRY MASONRY FILL-IN	O O O O O O O O O O O O O O O O O O O	SQ FT SUBJUNIT NONE INCL NONE INCL	0.00 UL 0.00	0.00 0.03 UM 0.00	0.00 USB 0.00	0 0 LABOR 0	0 0 0 MATRLS 0	0 \$00 \$UBS 0	0 800 800 TOTAL 0 0
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0300 0400 0400 0400 0500	MASONRY MASONRY FILL-IN NEW OPENING & LINTEL TOTAL STEEL STEEL AC TO FRAME RTUROOF CURBS	O O O O O O O O O O O O O O O O O O O	SQ FT. SUB JUNIT NONE INCL. NONE INCL. SQ.FT. SUB JUNIT EACH EACH	0.00 UL 0.00 0.00	0 00 0 03 UM 0 00 0 00 0 00 UM	USB 0.00 0.00	LABOR 0 0 1 LABOR	MATRLS 0 0 0 MATRLS	0 800 SUBS 0 0 0 SUBS	0 800 800 TOTAL 0 0 0 0 TOTAL
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EXHIBIT "C"

LANDLORD'S IMPROVEMENT WORK Page 2 of 3

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810 DOURS &	& HARDWARE 7245 & HARDWARE 7246 & HARDWARE 7246 RONT IMPACT W TINTENG DEVICE FOR EXIT ONLY WHITE DOOR W. OPERATOR ES & DRYWALL 725 & DRYWALL 725 EDRYWALL 725 E	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	SOUTHERN PARKER WINDOW KO HARBOR OFFICIAL SUBJUNT SULTIERN TUMP SUM SOUTHERN TO SOUTHERN T	UL	UM 1.69	\$,195,000 751,002 5,000,000 4,544,60 500,000 9,645,13 USB 27,900,00 8,725,00 8,725,00 0,60 0,60 0,75,00 1,45	0 000 0	0 0 0 0 0 0 0 MATRLS	\$195 5050 0142 5000 0147 44737 \$UBS 27-6.0 755 5144 5264 2472	8 4 74 505 4 505 4 505
810 DOURS &	& HARDWARE 7245 & HARDWARE 7246 & HARDWARE 7246 RONT IMPACT W TINTENG DEVICE FOR EXIT ONLY WHITE DOOR W. OPERATOR ES & DRYWALL 725 & DRYWALL 725 EDRYWALL 725 E	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	SOUTHERN PARKER WINDOW KO HARBOR OFFICIAL SUBJUNT SULTIERN TUMP SUM SOUTHERN TO SOUTHERN T	UL	UM 1.69	\$,195,000 751,002 5,000,000 4,544,60 500,000 9,645,13 USB 27,900,00 8,725,00 8,725,00 0,60 0,60 0,75,00 1,45	0 000 0	0 0 0 0 0 0 0 MATRLS	\$195 5050 0142 5000 0147 44737 \$UBS 27-6.0 755 5144 5264 2472	8 4 76 505 4 4 7 6 505 4 4 7 6 1 1 1 1 1 1 1 1 1
1000 SPECIAL	R HARDWARE 72 IB RONT IMPACT W INTENC DEVICE FOR EXIT ONLY ON DOOR W OPERATOR ES & DRYWALL 725 LL RIPAR 725 & 7258 E DRYWALL 7242 ION GWER OH DOORS ICAL WITHERSUL 7242 ING DOORS IPPING OAT FLOOR PREP	1 1 1 1 2 2 COST PER 4120 15 450 1 1 1985 480	SOUTHERN PARKER WINDOW KO HARBOR OFF DOOR SQ FT SUBAUNIT SOUTHERN TO WE SAME SOUTHERN IN SOUTHERN IN SOUTHERN IN SOUTHERN SOUTHERN TO SOU	UL	UM 150 000 000 000 000 000 000 000 000 000	751 021 5,050 00 4 544 62 500 00 9,645 33 USB 125 00 610 00 8254 00 8254 00 8254 00 145 00	0 (C)	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	761 5050 6144 500 4137 44737 SUBS 27-60 755 5144 5264 2472	76 505 414 50 50 1438 4473 4473 TOTAL 2766 22 414
0900 FINISHES 09	& HARDWARE 72/18 FRONT IMPACT WINNING DEVICE FOR EXIT ONLY WINDOWS WOPERATOR EXIT OF THE TOP TO THE TOP THE T	QTY QTY 4120 15 450 1986 480	PARKER WINDOW KO HARBOR OFFICE OF THE RIVERS	UL UL 000 000 000 000 000 000 000 000 00	UM 1.51 0.00 0.00 0.00 0.00 0.00	751 00 5,050 00 4,544 52 500 00 9,643 33 USB 27,664 0 00 8254 00 0 60 75 00 1 45	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0 0 MATRLS	5050 6042 500 43,87 44737 SUBS 27,600 725 6144 5264 2472	505 454 50 1938 4473 4473 TOTAL 2007 4111
930 STOREFR WINDOW PANIC DE SAU DISCLOI 0800 TOTAL 0900 FINISHES 0900 FOTAL 0000 SPECIAL 0000 FINISHES 0900 TOTAL 0000 FINISHES 0900 FOTAL 0000 FINISHES 0900 FINISHES 09	RONT IMPACT WITNING DEVICE FOR EXIT ONLY MIDDOR W OPERATOR ES & DRYWALL 1262 LLL REPAIR 1264 1258 E DRYWALL 1262 LLL REPAIR 1264 1258 E DONGWALL 1260 LONGWALL 1260 DOORS IPPING OAT FLOOR PREP	QTY QTY 4120 15 450 1986 480	PARKER WINDOW KO HARBOR OFFICE OF THE RIVERS	UL UL 000 000 000 000 000 000 000 000 00	0.00 0.00 1.69 UM 1.69 UM 1.00 0.00 0.00 0.00	\$,050.00 4,844.82 500.00 4,641.33 USB 27,000 4,641.33 725.00 4,641.00 6,60 75.00 1.45	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0 0 MATRLS	5050 6042 500 43,87 44737 SUBS 27,600 725 6144 5264 2472	505 454 50 1935 4473 4473 TOTAL 2006 511 422 412 423 424
PANIC DE PAN	W TINTENG DEVICE FOR EXIT ONLY MEDICAL WE OPERATOR AS DRYWALL 1252 LLE REPAIR 72-90 & 72-58 LE DRYWALL 12-10 TON OVER 10H DOORS ICAL WITH DASIUL 72-42 NG DOORS IPPING DAT FLOOR PREP	QTY 4120 15 450 1 1986 480	SUBJUNIT SUBJUNIT SOUTHERN TOMP SUBJUNITERN TOMP SUBJUNIT	UL UI (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	UM 1.69	USB 2790 9 125 00 125 00 125 00 125 00 125 00 125 00 125 00 125 00 125 00 144 00 150 00 144 00 150 00 144 00 150 00 144 00 150 0	0.00 0.00 0.00 0.00 0.00 0.00 0.00	0 0 MATRLS	\$00 13 17 18 18 18 18 18 18 18	451 50 1933 4473 4473 TOTAL 200 81
PANIC DE	DEVICE FOR EXIT ONLY THE DOOR W. OPERATOR ALL DOOR W. OPERATOR ALL DOOR W. OPERATOR ALL DOOR W. TOSS ALL REPAIR TOSS & TOSS ADDRESS OF TO	2 COST PER QTY 4120 15 450 1 1985 480	HARBOR OFFICE SUBJUNTT SUBJUNTT SUBJUNTT SUBJUNTS SUBJUNT	0 00 0 00 0 00 0 00 0 00 0 00 0 00 0 0	0.00 1.69	\$00.00 9,605.33 USB 27,900.00 125.00 8144.00 0.00 8264.00 0.60 75.00 1.45	LABOR	MATRLS 0 0 0 0 0 0	500 13.87 44737 44737 SUBS 27 (20) 725 5144 5264 2472	50 1933 4473 4473 TOTAL 2706 31 41
0900 FINISHES	ES AC DRYNALL 195 AC DRYNALL	2 COST PER QTY 4120 15 450 1 1985 480	SUBAUNTT SULTIERN TO WHERE NOTHERN TO SOUTHERN NOTHERN SOUTHERN SO	UL (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	UM 1.69 UM 1.69 UM 1.69 UM 1.69 UM 1.60 UM 1.60 UM 1.60 UM 1.60 UM 1.60 UM 1.60 UM UM 1.60 U	USB 27-90-0 125-00 144-00 828-2-00 0-60 75-00 1-45	LABOR	MATRLS 0 0 0 0 0 0	\$UBS 27 (40) 725 \$144 \$264 2472	1933 4473 4473 TOTAL
0900 FOTAL 0900 FINISHES FRANT E OBEN WAL FRANT E INSULAT IN	ES & DRYWALL DEC LLL RIPAIR TOO & TOSS & DRYWALL TO B DOORS ICAL WITH INSUL 7282 NG DOORS IPPING DAT FLOOR PREP BASE	QTY 4120 15 450 1 1985 480	SQ FT. SUBJUNT SUCHERN SUTHERN SOUTHERN IN SOCHER SOUTHERN SOUTHERN SOUTHERN SOUTHERN SOUTHERN SUBJUNCT EACH SQ FT LUMP SUM SQ FT LUMP SUM SQ FT LUMP SUM	UL (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	UM (1.5) (1.	USB 27-00-0 725-00 4144-00 0 00 8264-00 0 60 75-00 1 45	LABOR	MATRLS	\$UBS 27-600 725 41-44 \$26-4 2472	4473 4473 TOTAL
0900 FINISHES FRAME & LINEW ALL FRAME & LINEW A	& DRYWALL 250 MJ REPAIR 7250 & 7258 & DRYWALL 7216 TON OVER 104 DOORS ICAL WITH DASID, 7242 NG DOORS IPPING OAT FLOOR PREP	4120 15 450 1 1986 480	SUBAUNIT SOLTHERN TUMP SLM SOUTHERN IN SOUTHER SOLTHERS SOLTHERS SOLTHERS SOLTHERS LUMP SUM SOLTHERS SOLTHERS LUMP SUM S	0 00 0 00 0 00 0 00 0 00 0 00 0 00	UM (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	725 00 8744 00 8784 00 0 00 8784 00 0 60 75 00 1 45	LABOR	MATRLS	SUBS 27-6(0) 725 6144 5264 2472	4473 TOTAL
FRAME & ORN WALL	& DRYWALL 250 MJ REPAIR 7250 & 7258 & DRYWALL 7216 TON OVER 104 DOORS ICAL WITH DASID, 7242 NG DOORS IPPING OAT FLOOR PREP	4120 15 450 1 1985 480	SOUTHERN LEMP SUM SOUTHERN N SOUTHER SOUTHERS SOUTHERS SOUTHERS SOFT EACH SOFT LUMP SUM SOFT LIN FT	0 00 0 00 0 00 0 00 0 00 0 00 0 00	0.00 0.00 0.00	725 00 8744 00 8784 00 0 00 8784 00 0 60 75 00 1 45	0 0	0	2*400 725 6144 5264 2472	25-61 32-61 247
FRAME & ORN WALL	& DRYWALL 250 MJ REPAIR 7250 & 7258 & DRYWALL 7216 TON OVER 104 DOORS ICAL WITH DASID, 7242 NG DOORS IPPING OAT FLOOR PREP	4120 15 450 1 1985 480	SOUTHERN LEMP SUM SOUTHERN N SOUTHER SOUTHERS SOUTHERS SOUTHERS SOFT EACH SOFT LUMP SUM SOFT LIN FT	0 00 0 00 0 00 0 00 0 00 0 00 0 00	0.00 0.00 0.00	725 00 8744 00 8784 00 0 00 8784 00 0 60 75 00 1 45	0 0	0	2*400 725 6144 5264 2472	125 411 225 247
DRYWAL	ALL REPAIR TO A 738 © DRYWALL TO B TOOLGVER OF DOORS ICAL WITH ISSUE, 7242 NG DOORS IPPING OAT FLOOR PREP BASE	15 450 1 1986 480	SOUTHERN IN SOUTHERN IN SOUTHER SOUTHERS SOUTHER SOUTHERS SOUTHERS SOUTHERS SOUTHERS SOUTHERS SOUTHERS SOUTHERS	0 00 0 00 0 00 0 00 0 00 0 00 0 00	0.00 0.00 0.00 0.00	9744 00 0 00 8254 00 0 60 75 00 1 45	0	0	125 (144 (264 2472	32- 247
FRAME INSULAT INSU	E DRYWALL TELE TION OVER THE DOORS ICAL WITH DSSTE, 72A2 NG DOORS IPPING DAT FLOOR PREP BASE	15 450 1 1986 480	SOUTHERN IN SOUTHER SOUTHERS SOUTHERS SOUTHERS SOUTHERS SOUTH EACH LUMP SUM SOUTH SO	0 00 0 00 0 00 0 00 0 00 0 00 0 00	0.00 0.00 0.00 0.00	9744 00 0 00 8254 00 0 60 75 00 1 45	0	0	5264 2472	325 247
SULAT	TION GVER THE DOORS TO AL WITH ENSUE 72/22 NG DOORS IPPING DAT FLOOR PREP BASE	15 450 1 1986 480	SQ FT EACH SQ FT LUMP SUM SQ FT LUMP SUM SQ FT LUN FT	0 00 0 00 0 00 0 00 0 00 0 00	0.00 0.00 0.00 0.00	0.60 75.00 1.45	0	0	5264 2472	32° 247
1000 PAINTING	ICAL WITH CASUL 72/2 NG DOORS IPPING OAT FLOOR PREP BASE	15 450 1 1986 480	SQ FT EACH SQ FT LUMP SUM SQ FT LUM FT	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.60 75.00 1.43	0	0	2472	247
1000 SPECIAL 1000 TOTAL 1500 MECHAN 1530 FIRE SPR 1540 PLUMBIN H-LOW E WATER H MOP SIN	NG DOORS IPPING OAT FLOOR PREP BASE	15 450 1 1986 480	SQ FT EACH SQ FT LUMP SUM SQ FT LIN FT	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.60 75.00 1.45	0	0	2472	247
PAINT DO 0950 VCT VCT SHIP SKIM CO. VINYL B. CARPET 0900 TOTAL 1000 SPECIAL 1010 TOILET A 1052 FIRE EXT 1040 SIGNAGE 1000 TOTAL 1500 MECHAN 1530 FIRE SPR 1540 PLUMBIN H-LOW E WATER F MOP SIN	OOORS IPPING OAT FLOOR PREP BASE	15 450 1 1986 480	EACH SQ FT LUMP SUM SQ FT LIN FT	0.00 0.00 0.00 0.00	0.00	75 00 1 43	0	0	-	
VCT VCT SHIP	IPPING OAT FLOOR PREP BASE	450 1 1986 480	SQ FT LUMP SUM SQ FT LIN FT	0.00 0.00 0.00	0.00	1 45	0			112
VCT SHIP SKIM CO. VINYL B. CARPET 0900 TOTAL 1000 SPECIAL 1010 TOILET A 1052 FIRE EXT 1040 SIGNAGE 1000 TOTAL 1500 MECHAN 1530 FIRE SPR 1540 PLUMBIN HI-LOW E WATER F MOP SIN 1530 123 TUN	OAT FLOOR PREP BASE	1 1985 480	SQ FT LIN FT	0.00	0.00		Account to the same of the sam	0	653	65
SKIM CO. VINYL B/ CARPET 0900 TOTAL 1000 SPECIAL: 1010 TOILET A 1052 FIRE EXT 1040 SIGNAGE 1000 TOTAL 1500 MECHAN 1530 FIRE SPR 1540 PLUMBIN HI-LOW E WATER F MOP SIN	OAT FLOOR PREP BASE	1985 480	SQ FT LIN FT	0.00		160 00	0	0	120	E.
VINYL BA CARPET 0900 TOTAL 1000 SPECIAL 1010 TOILET A 1052 FIRE EXT 1040 SIGNAGE 1000 TOTAL 1500 MECHAN 1530 FIRE SPR 1540 PLUMBIN HI-LOW E WATER F MOP SIN	BASE	480	LIN FT	-		0.45	0	0	894	89
CARPET			And the second second	0.00	0.00	1.25	0	0	600	60
1000 SPECIAL: 1010 TOTAL 1010 TOTAL 1052 FIRE EXT 1040 SIGNAGE 1000 TOTAL 1500 MECHAN 1530 FIRE SPR 1540 PLUMBIN HI-LOW E WATER F MOP SIGN	6 84:4×	171		0.00	0.00	31 75	0	0	5429	542
1000 SPECIAL 1 1010 TOILET A 1052 FIRE EXT 1040 SIGNAGE 1000 TOTAL 1500 MECHAN 1530 FIRE SPR 1540 PLUMBIN HI-LOW E WATER F MOP SIN		COST PER		0.00	2.13	31.12	0	0	56325	5632
1010 TOILET A 1052 FIRE EXT 1040 SIGNAGE 1000 TOTAL 1500 MECHAN 1530 FIRE SPR 1540 PLUMBIN HI-LOW E WATER F MOP SIN		COSTEEN	. 5011		2.17		0		20327	5632
1010 TOILET A 1052 FIRE EXT 1040 SIGNAGE 1000 TOTAL 1500 MECHAN 1530 FIRE SPR 1540 PLUMBIN HI-LOW E WATER H MOP SIN										3032
1000 FIRE EXT 1040 SIGNAGE 1000 TOTAL 1500 MECHAN 1530 FIRE SPR 1540 PLUMBIN HI-LOW E WATER F MOP SIN	LTIES	QTY	SUB/UNIT	UL.	UM	USB	LABOR	MATRLS	SUBS	TOTAL
1500 MECHAN 1500 MECHAN 1530 FIRE SPR 1540 PLUMBIN HI-LOW E WATER I MOP SIN	ACCESSORIES	2	SPECIALTY	0.00	0.00	430.00	0	0	860	86
1500 MECHAN 1530 FIRE SPR 1540 PLUMBIN HI-LOW E WATER F MOP SIN	CTINGUISHER	18	SPECIALTY	0.00	0.00	100.00	0	0	1800	180
1500 MECHAN 1530 FIRE SPR 1540 PLUMBIN HI-LOW E WATER F MOP SIN)E	0	BY TENANT	0.00	0.00	0.00	0	0	0	
1590 FIRE SPR 1540 PLUMBIN HI-LOW E WATER E MOP SIN		COST PER	SQ FT.		0.10		0	0	2660	266
1590 FIRE SPR 1540 PLUMBIN HI-LOW E WATER E MOP SIN										266
1530 FIRE SPR 1540 PLUMBIN HI-LOW E WATER I MOP SINI	10011	LOTY	Icim andr	UL T	10/ 1	USB	LABOR	MATRLS	SUBS	TOTAL
HI-LOW E WATER F MOP SINI		QTY	SUBJUNIT		UM					
WATER I MOP SIN			SQFT	0.00	0.00	7105.00	0	0	4800 21315	2131
MOP SIN			DINAMIC	0.00	0.00	0.00	0	0	0	213
MOP SIN		THE PERSON NAMED IN	INCL	0.00	0.00	0.00	0	0	0	
130 123 TON		-		0.00	0.00	1200.00	0	0	1200	120
	NAPLIESVSIEWS	1	EACH	0.00	3.00	1200 00	U	0	107349	1073
1500 TOTAL	N. 3FLIT 373 F W3	0		0.00	0.00	0.00	0	0	0	1.0
1300 10170		COST PER		0.00	3.12	0.00	0	0	135155	1351
		COSTILL	119011		3.12		-	-	1,71,55	1351
1600 ELECTRI		QTY	SUB/UNIT	UL	UM	USB		MATRLS	SUBS	TOTAL
***	RICAL LUMP SUM PER SETCH		188	0.00	0.00	141300.00	0	- 0	1413/21	1433
	RICAL LIGHTING	AND DESCRIPTION OF THE PERSON NAMED IN	J & K	0.00	0.00	62100 00	0	0	0	
The second secon			J&K	0.00	0.00	52600.00	0	0	0	-
	RICAL POWER TO A/C		J&K	0.00	0.00	1800.00	0	0	0	
	ECEPTACLES & DATA BOXES	_	EXISTING	0.00	9.00	0.00	0	0	0	
	ECEPTACLES & DATA BOXES LARM SYSTEM		BY COUNTY	0.00	0.00	0.00	0	0	0	
	ECEPTACLES & DATA BOXES LARM SYSTEM DATA SYSTEMS	_	BY COUNTY	0.00	0.00	0.00	0	0	147700	1422
1600 TOTAL	ECEPTACLES & DATA BOXES LARM SYSTEM DATA SYSTEMS TRY SYSTEMS		TI QE S		5.43		0	0	143300	1433
	ECEPTACLES & DATA BOXES LARM SYSTEM DATA SYSTEMS TRY SYSTEMS	COST PER								1433

EXHIBIT "C"

LANDLORD'S IMPROVEMENT WORK

Page 3 of 3

CODE	DESCRIPTION		% BID	C/SF	TOTAL LABOR	TOTAL MAT	TOTAL SUBS	GRAND TOTAL
100	GENERAL CONDITIONS		7.80%	\$1.59	27405	1498	12950	41853
200	SITEWORK / DEMOLITION		6.68%	\$1.36	0	0	35845	35845
300	CONCRETE		0.15%	\$0.03	0	0	800	800
1400	MASONRY		0.00%	\$0.00	0	0	0	0
500	STEEL		0.00%	\$0.00	0	0	0	0
600	CARPENTRY		0.72%	\$0.15	0	0	3875	3875
700	THERMAL-MOISTURE		0.05%	\$0.01	0	0	250	250
300	DOORS & STOREFRONT		8 33%	\$1.69	0	0	44737	44737
900	FINISHES		10 49%	\$2.13	0	0	56325	56325
000	SPECIALTIES		0.50%	\$0.10	0	0	2660	2660
500	MECHANICAL							
530	FIRE SPRINKLERS		0.89%	\$0.18	0	0	4800	4800
540	PLUMBING		4.19%	\$0.85	0	0	22515	22515
550	HVAC		20.09%	\$4.08	0	0	107840	107840
600	ELECTRICAL		26.70%	\$5.43	0	0	143300	143300
	GRAND TOTALS	86.59%	\$17.61	27405	1498	435897	464800	
	GRAND TOTALS CHECKS				27405	1498	435897	464800
	SUB TOTAL							\$464,800.39
	OVERHEAD	5 50%	4.76%	\$0.97 COST	/SQ.FT.			\$25,564.02
	PROFIT	4,50%	4.11%	\$0.84 COST	/50 FT.			\$22,066.40
	CONTINGENCY	5.00%	4.54%	\$0.92 COST				\$24,343.34
	CONTRACT AMOUNT		100%		\$20.33	COST/SF		\$536,774.15

CONTRACTOR:

SCHERER CONSTRUCTION OF WEST PLORIDA, LLC 2152 14th CIRCLE NORTH ST. PETERSBURG, FL. 33713

CUSTOMER:

MAINSTREAM PARTNERS IV LLC

2552 22nd Ave. North St. Petersburg, Florida 33713

LABOR BURDEN: STATE SALES TAX:

45,00% 7,50%

PROJECT:

MAINSTREAM BUSINESS PARK ADD 8" X 10" OH DOOR UNIT #7240 114TH AVE. NORTH PINELLAS PARK, FL.

DATE:

\$ e .

April 16, 2018

CODE	DESCRIPTION	QTY	SUB./UNIT	UL)	UM	USB	LABOR	MTLS	SUBS	TOTAL
0100	CONTRACTOR G.C.	0	NO CHARGE	0.00	0.00	0.00	0.00	0,00	0.00	0.00
0134	STRUCTURAL ENGINEER	1	DEVLEN	0.00	0.00	750,00	0.00	0.00	750.00	750.00
0300	CUT & PREP OPENING IN TILT WALL	1	FMC	0.00	0.00	3,536,00	0.00	0.00	3,536.00	3,536.00
0540	STRUCTURAL STEEL	1	KONITZ	0.00	0.00	3,112.35	0.00	0.00	3,112.35	3,112.35
0840	OH DOOR MANUAL LIFT	1	OH DOOR	0.00	0,00	1,800.00	0.00	0.00	1,800.00	1,800.00
0930	PAINT	; 1	LUMP SUM	0.00	0.00	500.00	0.00	0.00	500.00	500.00
		•		0.00	0.00	0.00	0.00	0.00	0,00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL						\$0,00	\$0,00	\$9,698.35	\$9,698.35
										\$9,698.35

SUB TOTAL		\$9,698.35
OVERHEAD	5.50%	\$533.41
PROFIT	4.50%	\$460.43
	0.00%	\$0.00

BUDGET CHANGE AMOUNT	\$10,692.19

Exhibit "D"

Amortization Schedule

Loan Amount	\$643,432.34				
Interest rate	6%				
Months	120				
Payments	\$7,143.42				
	Beginning				Ending
Timing	Balance	Payment	Principal	Interest	Balance
Year 1 - Q1	\$643,432.34	\$21,430.26	\$11,837.77	\$9,592.49	\$631,594.57
Year 1 - Q2	\$631,594.57	\$21,430.26	\$12,016.22	\$9,414.04	\$619,578.35
Year 1 - Q3	\$619,578.35	\$21,430.26	\$12,197.37	\$9,232.89	\$607,380.98
Year 1 - Q4	\$611,467.06	\$21,430.26	\$12,381.25	\$9,049.01	\$594,999.73
Year 2 - Q1	\$594,999.73	\$21,430.26	\$12,567.89	\$8,862.37	\$582,431.84
Year 2 - Q2	\$582,431.84	\$21,430.26	\$12,757.36	\$8,672.90	\$569,674.48
Year 2 - Q3	\$569,674.48	\$21,430.26	\$12,949.68	\$8,480.58	\$556,724.80
Year 2 - Q4	\$556,724.80	\$21,430.26	\$13,144.89	\$8,285.37	\$543,579.91
Year 3 - Q1	\$543,579.91	\$21,430.26	\$13,343.06	\$8,087.20	\$530,236.85
Year 3 - Q2	\$530,236.85	\$21,430.26	\$13,544.21	\$7,886.05	\$516,692.64
Year 3 - Q3	\$516,692.64	\$21,430.26	\$13,748.39	\$7,681.87	\$502,944.25
Year 3 - Q4	\$502,944.25	\$21,430.26	\$13,955.64	\$7,474.62	\$488,988.61
Year 4 - Q1	\$488,988.61	\$21,430.26	\$14,166.03	\$7,264.23	\$474,822.58
Year 4 - Q2	\$474,822.58	\$21,430.26	\$14,379.58	\$7,050.68	\$460,443.00
Year 4 - Q3	\$460,443.00	\$21,430.26	\$14,596.35	\$6,833.91	\$445,846.65
Year 4 - Q4	\$445,846.65	\$21,430.26	\$14,816.40	\$6,613.86	\$431,030.25
Year 5 - Q1	\$431,030.25	\$21,430.26	\$15,039.76	\$6,390.50	\$415,990.49
Year 5 - Q2	\$415,990.49	\$21,430.26	\$15,266.48	\$6,163.78	\$400,724.01
Year 5 - Q3	\$400,724.01	\$21,430.26	\$15,496.63	\$5,933.63	\$385,227.38
Year 5 - Q4	\$385,227.38	\$21,430.26	\$15,730.24	\$5,700.02	\$369,497.14
Year 6 - Q1	\$369,497.14	\$21,430.26	\$15,967.37	\$5,462.89	\$353,529.77
Year 6 - Q2	\$353,529.77	\$21,430.26	\$16,208.08	\$5,222.18	\$337,321.69
Year 6 - Q3	\$337,321.69	\$21,430.26	\$16,452.43	\$4,977.83	\$320,869.26
Year 6 - Q4	\$320,869.26	\$21,430.26	\$16,700.44	\$4,729.82	\$304,168.82
Year 7 - Q1	\$304,168.82	\$21,430.26	\$16,952.21	\$4,478.05	\$287,216.61
Year 7 - Q2	\$287,216.61	\$21,430.26	\$17,207.76	\$4,222.50	\$270,008.85
Year 7 - Q3	\$270,008.85	\$21,430.26	\$17,467.17	\$3,963.09	\$252,541.68
Year 7 - Q4	\$252,541.68	\$21,430.26	\$17,730.50	\$3,699.76	\$234,811.18
Year 8 - Q1	\$234,811.18	-	\$17,997.78	\$3,432.48	\$216,813.40
Year 8 - Q2	\$216,813.40	\$21,430.26	\$18,269.10	\$3,161.16	\$198,544.30
Year 8 - Q3	\$198,544.30	\$21,430.26	\$18,544.51	\$2,885.75	\$179,999.79
Year 8 - Q4	\$179,999.79	\$21,430.26	\$18,824.07	\$2,606.19	\$161,175.72
Year 9 - Q1	\$161,175.72	\$21,430.26	\$19,107.85	\$2,322.41	\$142,067.87
Year 9 - Q2	\$142,067.87	\$21,430.26	\$19,395.90	\$2,034.36	\$122,671.97
Year 9 - Q3	\$122,671.97	\$21,430.26	\$19,688.29	\$1,741.97	\$102,983.68
Year 9 - Q4	\$102,983.68	\$21,430.26	\$19,985.09	\$1,445.17	\$82,998.59
Year 10 - Q1	\$82,998.59	\$21,430.26	\$20,286.38	\$1,143.88	\$62,712.21
Year 10 - Q2	\$62,712.21	\$21,430.26	\$20,592.20	\$838.06	\$42,120.01
Year 10 - Q3	\$42,120.01	\$21,430.26	\$20,902.62	\$527.64	\$21,217.39
Year 10 - Q4	\$21,217.39	\$21,430.26	\$21,217.73	\$212.53	\$0.00

Exhibit "E"

Tenant's Acceptance Certificate

	Tark, TE 33773, Containing approxima	icty 57,000 square feet (the Tremises).				
•		ditions of the Second Amendment to Lease, Tenant accepts the Premises are suitable for Tenant's permitted use and				
1.	The Effective Date is	·				
2.	The Second Additional Space Possession Delivery Date is					
3.	The Anniversary Date is, annually until termination.					
Please		ssion and agreement to the terms set forth above by signing				
COUN	NTY:	LANDLORD:				
PINEI	LLAS COUNTY, FLORIDA,	THE ANTHONY FERNANDEZ				
		IRREVOCABLE TRUST U/A/D 9/13/94				
By:		Ву:				
	Andrew W. Pupke, Director, Real Estate Management	Antonio Fernandez, Trustee				
		MAINSTREAM PARTNERS IV, LLC				
		a Florida limited liability company				
		By: Mainstream America, Inc.				
		a Florida corporation, its Manager				
		Ву:				
		Antonio Fernandez, President				