

SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT (this "**Amendment**") is made this 11 of June, 2024 by and between **CENTRAL FLORIDA REGIONAL WORKFORCE DEVELOPMENT BOARD, INC.** a Florida not-for-profit corporation ("**Lessor**") **NREA SB I ORLANDO LEASECO, LLC**, a Florida limited liability company, successor in interest to RCS-Orlando Airport 371, LLC, ("**Lessee**").

RECITALS

- A. WHEREAS, Lessee and Lessor entered into that certain Lease Agreement dated August 19, 2016, thereafter amended by an Amendment to Lease dated September 21, 2021 (the "**Lease**").
- B. WHEREAS, the Lease covers Unit 5784 (the "**Premises**") located at 5730-5892 S. Semoran Boulevard, Orlando, Florida 32822 (the "**Building**"), which Building is part of project known as Orlando International Business Center ("**Property**" or "**Project**").
- C. WHEREAS, the Lease was set to expire on September 30, 2024, but the parties desire to extend the Term of the Lease for the following terms and conditions.

NOW, THEREFORE, in consideration of the above recitals which by this reference are incorporated herein, the mutual covenants and conditions contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

1. **Extension of Term.** The Lease Term is hereby extended for a period of twenty-four (24) months ("**Extended Term**") and will expire on September 30, 2026 ("**Extended Termination Date**"), unless sooner terminated in accordance with the terms of the Lease.
2. **Base Rent.** As of the date hereof, the schedule of Base Rent payable with respect to the Premises during this Extended Term during the Second Extended Term is the following:

Months	\$RSF	Annual Rent for Applicable Period *	Monthly Base Rent for Applicable Period *
10/1/2024 – 9/30/2025	\$18.00	\$222,534.00	\$18,544.50
10/1/2025 – 9/30/2026	\$19.00	\$234,897.00	\$19,574.75

* Exclusive of sales tax

3. **Operating Expense Rent:** Tenant shall be responsible for Tenant's pro-rata share of all operating expenses. The estimated annual charge for Operating Expense Rent during the 2024 calendar year is \$7.50 per square feet.
4. **Condition of Premises.** Lessee is in possession of the Premises and accepts the same "AS-IS" without any agreements, representations, understandings or obligations on the part of Lessor to perform any alterations, repairs or improvements except as set forth in the Lease.

5. **Brokers.** Lessor and Lessee hereby represent to the other that neither party has dealt with any broker in connection with this Amendment other than Avison Young ("**Broker**"). Each party agrees to indemnify and hold the other party harmless from all claims of any brokers claiming to have represented either party other than Broker and in connection with this Amendment. Lessor hereby represents that Lessor shall be responsible for any commission to Lessor's Broker pursuant to a separate commission agreement.

6. **Miscellaneous.** This Amendment, together with the Lease, sets forth the entire agreement between the parties with respect to the matters set forth herein. There have been no additional oral or written representations or agreements. Except as herein modified or amended, the provisions, conditions and terms of the Lease shall remain unchanged and in full force and effect. In the case of any inconsistency between the provisions of the Lease and this Amendment, the provisions of this Amendment shall govern and control. The capitalized terms used in this Amendment shall have the same definitions as set forth in the Lease to the extent that such capitalized terms are defined therein and not redefined in this Amendment. Each signatory of this Amendment represents hereby that he or she has the authority to execute and deliver the same on behalf of the party hereto for which such signatory is acting. This Amendment may be executed in several counterparts, by PDF, email and electronic signature.

[signature page to follow]

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Amendment as of the day and year first above written.

LESSOR:

NREA SB I ORLANDO LEASECO, LLC,
a Florida limited liability company

By: DocuSigned by:
Anthony Scavo
751EA16B76774C6...
Anthony Scavo, its Chief Operating Officer

LESSEE:

CENTRAL FLORIDA REGIONAL
WORKFORCE DEVELOPMENT BOARD,
INC., a Florida not-for-profit corporation

By: Electronically Signed 2024-06-13 17:28:53 UTC - 108.81.233.228
Pamela Nabors
Nintex AssureSign® 755280c6-0d50-4047-6866-618200d0f15c
Name: Pamela Nabors
Its: President/CEO