

FOURTH AMENDMENT TO LEASE

THIS FOURTH AMENDMENT TO LEASE AGREEMENT (this "Agreement" or "Amendment") is made and entered into as of the _____ day of _____, 2016 by and between Gateway Retail Center, LLC, a Florida limited liability company ("Landlord"), and First Coast Workforce Development, Inc., a Florida not for profit corporation d/b/a Career Source ("Tenant"). Landlord and Tenant are sometimes singularly referred to herein as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, Landlord and Tenant entered into that certain Lease dated June 28, 1999, as amended by that certain Addendum I dated June 28, 1999, as amended by that certain Addendum II dated June 28, 1999, as amended by that certain Addendum III (no date), as amended by that certain Lease Amendment/Extension dated June 26, 2007, as amended by that certain Lease Modification Letter dated July 9, 2008, as amended by that certain Lease Extension and Modification Agreement dated April 11, 2011 (the "Lease") for that certain premises having an address of 5200-2 Norwood Avenue, Space No. A-2, Jacksonville, FL 32208 and deemed to be 13,277 rentable square feet ("Original Premises") located within the shopping center, which includes all property real, personal or mixed, owned by Landlord as of this date, at the site generally known as Gateway Town Center located at 5000 Norwood Avenue, Jacksonville, FL 32208 ("Shopping Center"); and,

WHEREAS, the Original Premises was previously reduced from 13,277 rentable square feet to 7,900 rentable square feet with the same address of 5200-2 Norwood Avenue, Space No. A-2, Jacksonville, FL 32208 as depicted on the Site Plan attached hereto as Exhibit "A" ("Reduced Premises") on or about June 26, 2007. From and after such date, all references in the Lease and this Amendment to the "Premises" have and shall mean and refer to the "Reduced Premises" as defined herein this Amendment.

WHEREAS, the Term of the Lease naturally expires on June 30, 2016; and

WHEREAS, Landlord and Tenant desire enter into this Amendment in order to extend the Term and otherwise modify the Lease as set forth in this Amendment.

AGREEMENT

NOWHEREFORE, for and in consideration of the mutual covenants, undertakings, acknowledgements and representations contained herein, Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties hereto, now desire to enter into this Amendment on the terms and conditions set forth herein, to extend the Term of the Lease as set forth in this Amendment, as follows:

1. Recitals. The foregoing recitations are true and correct and are incorporated herein by reference.
2. Defined Terms. All capitalized terms contained in this Amendment shall have the meaning ascribed to them in the Lease unless otherwise defined herein.
3. Authority. The Parties to this Amendment acknowledge that each has the authority to execute, deliver and perform the obligations set forth in this Amendment and that this Amendment shall be binding upon and inure to the benefit of each of the Parties to this Amendment and each of their successors and/or assigns.

Landlord Tenant

4. **Extended Term.** Notwithstanding anything in the Lease to the contrary, the Lease Term shall hereby be extended for a period of twelve (12) full calendar months, commencing on July 1, 2016 and ending on midnight of June 30, 2017 (the "Extended Term"). Notwithstanding anything to the contrary in the Lease, Tenant has no rights or options to renew the Extended Term of the Lease.

5. **Base Rent.** Notwithstanding anything to the contrary contained in the Lease, during the Extended Term, without previous demand therefor and without any setoff or deduction whatsoever, Tenant shall pay annual Base Rent in the amount of One Hundred Twenty Six Thousand Eighty Five and 47/100ths Dollars (\$126,085.47), plus sales tax, if applicable, which shall be paid on or before the first of the month in twelve (12) equal monthly installments of ~~Ten Thousand Five Hundred Seven and 12/100ths Dollars (\$10,507.12)~~, plus sales tax, if applicable.

6. **Tenant's Notice Address.** Tenant's Notice Address is hereby amended to be as follows:

First Coast Workforce Development, Inc.
1845 Town Center Blvd., suite 250
Fleming Island, Florida 32003

7. **Estoppel Certificates.** Tenant agrees at any time, and from time to time, upon not less than seven (7) days' prior notice by Landlord, to execute, acknowledge and deliver to Landlord, a statement in writing addressed to Landlord certifying the following: (a) that the Lease or any sublease is unmodified and in full force and effect (or, if there have been modifications, that they are in full force and effect as modified and stating the modifications), stating the dates to which the Base Rent, Shopping Center Expenses, and Rent have been paid; (b) Tenant has accepted possession of and is presently occupying the Premises; (c) stating whether or not to the best knowledge of the signer of such certificate, there exists any default by Landlord in the performance of any covenant, agreement, term, provision or condition contained in the Lease, and if so, specifying each such default, it being intended that any such statement may be relied upon by Landlord, by any holder or prospective holder of any mortgage affecting the Shopping Center or by any purchaser of the Shopping Center; and, (d) any other information reasonably requested by a prospective purchaser, mortgagee or tenant of the Shopping Center. Tenant's failure to respond to Landlord's request for a written statement within the seven (7) day period mentioned in this Paragraph shall constitute a material default by Tenant under the Lease, and in such event, Tenant agrees to pay Landlord as liquidated damages therefor (and in addition to all equitable remedies available to Landlord) an amount equal to One Hundred Fifty Dollars (\$150.00), as Rent, per day for each day that Tenant fails to deliver such certificate to Landlord after the expiration of such seven (7) day period. Tenant shall defend, indemnify, and hold Landlord harmless from any and all liabilities, loss, cost and expense of every kind suffered by Landlord as a result of Tenant's failure to respond to Landlord's request for a written statement within the seven (7) day period mentioned in this Paragraph. The provisions of this paragraph shall survive the Expiration Date or sooner termination of the Lease.

8. **Subordination.** Tenant agrees that the Lease shall be subordinate to each and every mortgage or ground Lease that is now or may hereafter be placed upon the Premises and to any and all advances to be made and all renewals, replacements, assignments, extensions and future advances of these mortgages or ground leases. Tenant agrees, upon request, to execute any document which Landlord may deem necessary to accomplish that end. If Tenant fails to do so, Landlord may execute such document in the name of Tenant, as Tenant's agent. Notwithstanding the foregoing, a mortgagee may elect to have the Lease superior to its mortgage and may evidence such intention in the instrument creating its lien or other recorded instrument.

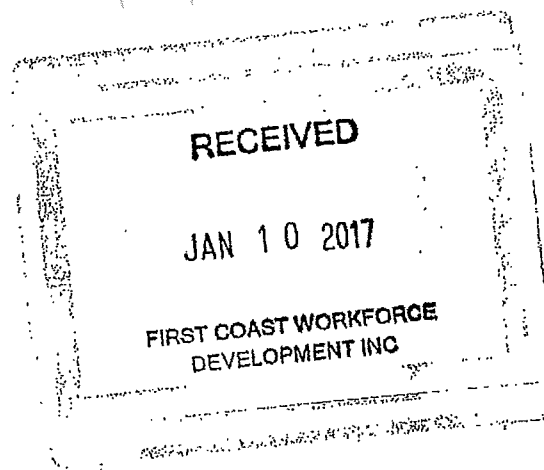
GATOR

INVESTMENTS

Via Federal Express

January 9, 2017

First Coast Workforce Development, Inc.
d/b/a Career Source
1845 town Center Blvd., suite 250
Fleming Island, FL 32003



RE: **GATEWAY RETAIL CENTER, LLC
JACKSONVILLE, FL**

Dear Sir or Madam:

We are pleased to inform you that as of December 30, 2016, Gateway Retail Center, LLC is now being managed by the New Manager, Gator Gateway, LLC. Specific questions regarding your tenancy should be directed as follows:

Lease Questions:

Lisette Almonte	Jr. Lease Administrator	(305) 949-9049, ext. 176
Avery Reid	Lease Administrator	(305) 949-9049
Vanessa Lopez	Sr. Lease Administrator	(305) 949-9049, ext. 172

Renewing/Expansion:

Christina Ladd-Camacho	Retail Leasing Manager	(305) 949-9049, ext. 120
Dina Bartoletta	Vice President of Retail Leasing	(305) 949-9049, ext. 140

Rent Payments:

Lakisha Mays	Collections Administrator	(305) 949-9049, ext. 127
Maribel Pedrera	Collections Administrator	(305) 949-9049, ext. 175

Landlord's Maintenance responsibility under the lease:

John Colquhoun	Property Manager	(305) 949-9049
Bill Kruger	Regional Dir. Property Management	(305) 949-9049
Leslye Chirino	Property Administration Manager	(305) 949-9049, ext. 137

If you are unable to reach one of the above please feel free to contact Lisha Miller, Senior Vice President of Operations at (305) 949-9049, ext. 124.

For your records, attached is a copy of the Notice to Tenant and a W-9. Please be advised we do not send monthly statements; therefore please ensure all rental payments are received by the Landlord on or before the first day of each month in advance to the following address:

**GATEWAY RETAIL CENTER, LLC
7850 NW 146th Street, 4th Floor
Miami Lakes, Florida 33016**

EXCEPT THE CHANGE IN MANAGEMENT AND RELATED CONTACT INFORMATION, NOTHING IN THIS LETTER CHANGES THE NOTICE REQUIREMENTS UNDER THE LEASE.

We look forward to a long and mutually beneficial relationship with you.

Sincerely,

Vanessa Lopez
Vanessa Lopez
Sr. Lease Administrator
Gateway Retail Center, LLC


Gateway Service Center

YEAR	DATE	TO	MONTHLY BASE	MONTHLY CAM	TOTAL
1	7/1/17	6/30/18	9063.54	0.00	10507.12

7/1/17	\$	10,507.12	
8/1/17	\$	10,507.12	
9/1/17	\$	10,507.12	\$ 31,521.36
10/1/17	\$	10,507.12	
11/1/17	\$	10,507.12	
12/1/17	\$	10,507.12	
1/1/18	\$	10,507.12	
2/1/18	\$	10,507.12	
3/1/18	\$	10,507.12	
4/1/18	\$	10,507.12	
5/1/18	\$	10,507.12	
6/1/18	\$	10,507.12	
	\$	<u>126,085.44</u>	

Purchase Order 1260 Modification

To: Bruce Ferguson, Jr.

From: Joel Hickox 

Subject: Change to Purchase Order

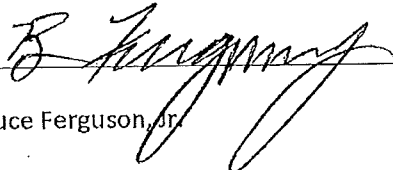
Request to increase Purchase Order Number 1260 assigned to Gateway Retail Center, LLC. for office space for the Gateway Career Center at 5000 Norwood Ave., Jacksonville, Fl. by \$ 9436.75.

Amount remaining on Purchase order \$ 25,230.00

Amount of April, May & June Payment \$ 34,666.75

Amount to be added to Purchase order \$ 9,436.75

OK to Increase Purchase Order 1260 by \$ 9,436.75



Bruce Ferguson, Jr.