

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement (“First Amendment”) is entered into this _____ day of _____, 2017, (the “Effective Date”) by and between the **Leon County Research and Development Authority**, of the County of Leon and State of Florida (hereinafter referred to as “Landlord”) and **Florida State University Board of Trustees**, a public body corporate of Florida acting for and on the behalf of the Florida State University (hereinafter referred to as “Tenant”).

WHEREAS, Landlord and Tenant entered into that certain Lease Agreement dated April 25, 2017, (“Lease”) regarding the leasing of certain office property as further described in the Lease; and

WHEREAS, Landlord and Tenant agree to amend the Lease, as more particularly set forth herein.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein and in the Lease, Landlord and Tenant hereby agree to amend and modify the Lease as follows:

1. Recitals; Definitions. The above recitals are incorporated herein as true and correct. Any defined terms used herein that are not specifically defined herein shall have the same meaning as set forth in the Lease.

2. Leased Premises. The Lease is hereby amended to provide that the Leased Premises shall consist of 11,079 square feet in the Building. Exhibit “A” of the Lease is hereby deleted and replaced with Exhibit “A” attached hereto and incorporated herein.

3. Rental Rate. Article II of the Lease is hereby amended to provide that Tenant agrees to pay in advance, and in full on the first day of each month, without notice or demand, the sum of Fifteen Thousand Two Hundred Thirty-Three and 63/100 Dollars (\$15,233.63) per month for the term described in Article I of the Lease.

4. Entire Agreement and Conflicts. Except as modified herein, there are no changes to the Lease, and the Lease as herein modified, is hereby ratified, reaffirmed, has been and remains in full force and effect. In the event of a conflict between the Lease and this First Amendment, the terms of this First Amendment shall control.

5. Counterparts and Facsimile. This First Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Execution of this First Amendment by the parties hereto may be evidenced by the transmission of facsimile or scanned emailed copies.

Landlord and Tenant have executed this First Amendment as of the day and year first above written.

Witnesses:

Name: _____

Name: _____

Name: _____

Name: _____

TENANT:

**FLORIDA STATE UNIVERSITY
BOARD OF TRUSTEES ACTING FOR
AND ON BEHALF OF FLORIDA
STATE UNIVERSITY**

Kyle Clark, Vice President for
Finance and Administration

LANDLORD:

**LEON COUNTY RESEARCH AND
DEVELOPMENT AUTHORITY**

Anne Longman, Chair

**Innovation Park/Tallahassee
Lease Agreement-First Amendment
Exhibit A
Office Listing**

Room	Square Feet
205	140
206	272
207	354
208	447
210	539
211	241
212	230
213	213
214	400
215	230
216	500
216A	388
217	231
218	339
218A (230A)	167
219	230
220	1,457
221	229
222	234
223	150
224	143
225	195
226	195
227	195
228	237
231	202
232	297
233	266
234	149
235	266
236	149
241	1,636
246A	158
Total	11,079