

**FIRST AMENDMENT TO LEASE AGREEMENT**

THIS FIRST AMENDMENT TO LEASE AGREEMENT (Amendment) is made as of December 15, 2009, by and between JOSEPH V. FISHER, L.L.C., a Florida limited liability company (LANDLORD), and WORKFORCE DEVELOPMENT BOARD OF FLAGLER AND VOLUSIA COUNTIES INC.(Tenant).

**Recitals**

This Amendment is based upon the following recitals, which are incorporated into and shall form a part of this Amendment to extend the lease for another 5 years

A. LANDLORD and TENANT are parties to a Lease, and its Amendments and the last Option to renew start date was March 1, 2005 that expires February 28, 2010 will now expire March 1, 2015 relating to certain premises containing 9,431 Square feet located on a portion of Speedway Business Center, 359 Bill France Boulevard, Daytona Beach, Florida (as more particularly described in the Lease, the "Premises").

B. LANDLORD and TENANT both agree Due to the state of the economy that the rent amount for this five year extension shall stay the same for the extension period being \$13.08 per square foot except that all other terms conditions and pass thru charges and conditions shall remain the same.

C. This amendment may be executed by the exchange of facsimile signatures pages (with hard copy originals to follow by next business day delivery service) and in any number of counterparts each of which shall be deemed an original but all of which shall constitute one and the same instrument.

LANDLORD  
JOSEPH V. FISHER, L.L.C.,

WORKFORCE DEVELOPMENT  
BOARD OF FLAGLER AND  
VOLUSIA COUNTIES INC.

By: [Signature]  
Name: Joseph V. Fisher  
Its: Managing member

By: [Signature]  
Name: RICHARD A. FLASOR

Dated: 12/21/09

Dated: 12/21/09

Witness: [Signature]

Witness: [Signature]