

SECOND AMENDMENT TO LEASE AGREEMENT

This **SECOND AMENDMENT TO LEASE AGREEMENT** ("Second Amendment") is made and entered into by and between **Orange City Marketplace, LLC** ("Landlord") and **Workforce Development Board of Flagler and Volusia Counties, Inc. d/b/a Center for Business Excellence - CareerSource Flagler Volusia** ("Tenant") as of the 15th day of September, 2017.

RECITALS

WHEREAS, Landlord and Tenant entered into a Lease Agreement on or about the 18th day of June, 2012 ("Lease") whereby Tenant leased the Premises located at 846 Saxon Boulevard, Orange City, FL 32763, containing approximately 13,500 square feet; and

WHEREAS, Landlord and Tenant entered into a First Amendment on or about the 25th day of June, 2012, to correct the typographical error of the address to 846 Saxon Boulevard, Orange City, FL 32763; and

WHEREAS, it is the desire of the parties to amend the Lease to provide for a change to the Initial Term, Fixed Minimum Rent, and to provide for certain additional matters as provided for herein.

NOW THEREFORE, these parties agree that the Lease is amended, effective as of the date first mentioned above as follows:

1. The above recitations are true and correct and are incorporated herein by reference. Capitalized terms used in this Second Amendment that are not otherwise defined herein shall have the respective meanings assigned to such terms in the Lease.
2. The Term shall expire on October 15, 2022 (the "Expiration Date").
3. Commencing on October 16, 2017 and continuing until the Expiration Date, the Fixed Minimum Rent shall follow the schedule below:

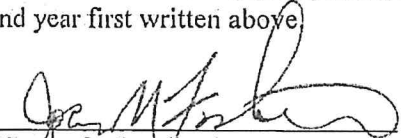

Year	Dates			Fixed Minimum Rent	
				Monthly	PSF
1	October 16, 2017	through	October 15, 2018	\$9,000.00	\$8.00
2	October 16, 2018	through	October 15, 2019	\$9,270.00	\$8.24
3	October 16, 2019	through	October 15, 2020	\$9,551.25	\$8.49
4	October 16, 2020	through	October 15, 2021	\$9,832.50	\$8.74
5	October 16, 2021	through	October 15, 2022	\$10,125.00	\$9.00

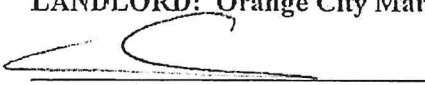
4. Tenant's first Renewal Option is hereby forfeited due to Tenant missing the one hundred eighty (180) day prior written notice period to exercise Tenant's renewal option.
5. Tenant's Permitted Use as listed in the Lease Agreement shall be revised to state the leased Premises shall be used solely for the purpose of the lawful conduct of Tenant's business of operation of a recruitment-related services center, to include human resource information and

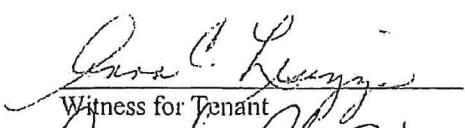

opportunities to business and job seekers, but not as a training or educational facility, and for no other purpose whatsoever without the prior written consent of Landlord.

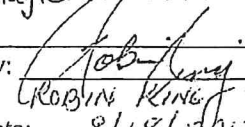
6. Continuing upon execution of this Second Amendment to Lease Agreement, Tenant shall be responsible for payment of Tenant's Proportionate Share of the Additional Rent of the Premises and Sales Tax which is not included in Fixed Minimum Rent. Tenant's Proportionate Share of the Additional Rent for 2017 is estimated to be \$3.22 per square foot.
7. Tenant represents and warrants that, as of the date hereof, Landlord is not in default of the Lease and has satisfactorily complied with all of its obligations under the Lease.
8. If any of the terms and provisions of this Second Amendment shall be in conflict or shall be inconsistent with the terms and provisions of the Lease, the terms and provisions of this Second Amendment to Lease shall control.
9. Except as modified by this Second Amendment, the Lease shall continue in full force and effect in accordance with the terms and conditions thereof and is hereby adopted, ratified and confirmed.
10. Tenant and Guarantor acknowledge that all negotiations and terms and conditions of this Second Amendment are confidential and, if disclosed, could cause severe and irreparable harm to Landlord, and Tenant and Guarantor (or either of them) shall not disclose the same in any way to any persons or entities. If Landlord determines that Tenant has failed to abide by these terms and conditions, it shall be considered a default of this Lease and Landlord shall have all rights as prescribed in the Lease.
11. Each individual executing this Second Amendment warrants and represents that he or she is duly authorized to execute and deliver this Second Amendment on behalf of the incorporated entity.

IN WITNESS WHEREOF, Landlord and Tenant have executed this Second Amendment as of the date and year first written above


Witness for Landlord

Witness for Landlord

LANDLORD: Orange City Marketplace, LLC.

By: Daryl M. Carter, President
Date: 09/15/2017


Witness for Tenant

Witness for Tenant

TENANT: Workforce Development Board of
Flagler and Volusia Counties, Inc. dba ~~Center for~~ CareerSource
~~Business Excellence~~
Flagler Volusia
By:  PRESIDENT/CEO
Date: 8/18/2017