

EXHIBIT "B" **ESTIMATED CAM BREAKDOWN**

FLORIDA COMPUTER PARTNERS, LLC **2014 COMMON AREA EXPENSE** **OPERATING BUDGET**

COLLEGE PLAZA
7841-7969 Pines Blvd.
Pembroke Pines, FL 33024

Total SF:
92,139

<u>COMMON AREA MAINTENANCE ITEMS</u>	<u>Estimated Expenses</u>	<u>Est. PSP</u>
Electric	\$ 12,500.00	
Landscape	\$ 25,000.00	
Maintenance and Security	\$ 64,600.00	
Administrative Fee	\$ 60,000.00	
Repairs	\$ 12,000.00	
Trash Removal	\$ 22,800.00	
Utilities	\$ 850.00	
 Total Estimated CAM Items	 <u>\$ 197,750.00</u>	 \$2.16
 <u>INSURANCE</u>		
2014 Estimated Insurance Expense	<u>\$ 120,000.00</u>	\$1.30
 <u>Real Estate Taxes</u>		
2014 Estimated RE Expenses	<u>\$ 266,660.00</u>	<u>\$2.89</u>
 TOTAL Estimated 2014 Expenses	 <u>\$ 584,410.00</u>	 <u>\$6.35</u>

The Lease with SBBC states that the CAM expenses, exclusive of Insurance and Real Estate Taxes, will not increase by more than 5% annually, taking 2011 annual expenses amount as the base.

2011 CAM Items Actual Expenses \$ 207,559.31 \$2.25

SBBC CAM Items Expense

Maximum Annual Escalation:	Year 1 (2012) -	\$2.25 x 5%	\$2.36
	Year 2 (2013) -	\$2.36 x 5%	\$2.47
	Year 3 (2014) -	\$2.47 x 5%	\$2.59

Florida Computer Partners, LLC

7879 Pines Boulevard, Suite 103
Pembroke Pines, FL 33024
(954) 922-0427 fax (954) 922-0902

EXHIBIT B

September 24, 2014

Via email: henry.verdugo@browardschools.com

Mr. Henry J. Verdugo
Facility Mgmt., Planning & Site Acquisition
The School Board of Broward County

**SUBJECT: First Amendment to Lease between
The School Board of Broward County, Florida and
Florida Computer Partners, LLC**

ESTIMATE FOR RENOVATIONS TO UNIT 7853 PINES BOULEVARD BASED ON SBBC REQUESTS, AS PER BUILDING PLAN - EXHIBIT A

To Whom It May Concern:

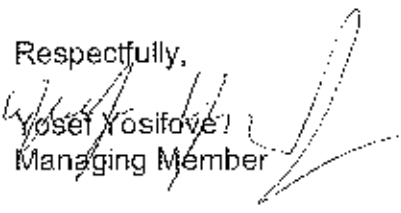
We hereby provide an estimate of the cost for renovations to Unit 7853, in College Plaza, based on the requests made by Tenant, SBBC, in Exhibit A, of the First Amendment to Lease:

Demolition	\$ 1,300.00
Construction	\$ 1,375.00
Plumbing	\$ 4,600.00
Electric	\$ 4,500.00
Paint	\$ 2,000.00
Flooring	\$ 2,300.00
Bathroom Fixtures	\$ 1,425.00
Dumpster	\$ 450.00
Miscellaneous items	\$ 500.00
Cleanup	\$ 300.00

Estimated Total \$18,750.00

Should you have any questions, feel free to contact us at your earliest convenience at (954) 922-0427. Your immediate attention to this matter will be greatly appreciated.

Respectfully,


Yusef Yosifove
Managing Member