

NALBANDIAN ENTERPRISES, LLC



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April 9, 2015

Dear Dr. Niblock,

Per our meeting and conversation concerning the requested additional changes to the build out of the 515 North Main Street building, Nalbandian Enterprises will assume the cost for the following items. In exchange, Alachua County will purchase the property instead of leasing the property. We anticipate the closing date will be on or about July 1, 2015 additionally, the parties will agree to abandon the early purchase discount in the agreed amount for the following items:

- Installment of a new 60 mil 20 year transferable warranty roof (\$75,010)
- Installment of three (3) moveable accordion/curtain walls (\$35,000)
- New IT requirements (\$15,908)
- 200 feet of elevated shelving for warehouse space (\$10,000)
- Cabinets under reception area counter 3rd floor lobby (\$7,000)

Purchase Price per Contract	\$5,750,000
Discount for Early Purchase	-\$100,000

Construction Cost Breakdown for Purchase of 515 North Main:

New Roof	+\$60,010
Accordion Doors	+\$35,000
New IT Requirements	+15,908
Warehouse Shelving	+10,000
Cabinetry 3 rd Floor	+7,000
Scissor Lift Expansion	+1,200

Final Price	\$5,779,118
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Monies Paid By Alachua County to Nalbandian Enterprises

Security Deposit	-\$150,000
1st Month Rent	-\$33,333

Final Payment Due	\$5,595,785
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With the additional work that is being completed at the facility, Nalbandian Enterprises understands that Alachua County will abandon the Lease component of the contract and will move to Purchase the Facility as of occupancy on July 1st, 2015.

Nalbandian Enterprises staff has been and will continue to diligently work with Alachua County staff throughout the build out process, however any additional changes to the project from this point forward that result in additional cost shall be the responsibility of Alachua County .

It is our understanding that the parties legal advisor will coordinate on the proper Amendment language to the Contract to reflect the changes described above.

Paul Thur de Koos

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