

# Arbor Properties, Inc.

2750 Old St. Augustine Rd. Tallahassee, FL 32301 Office: (850) 656-7667 Facsimile: (850) 656-7893

June 4, 2010

Ms. Cherri Lynn  
Citizens Property Insurance Corporation  
2101 Maryland Circle  
Tallahassee, Florida 32303

RE: Renovation Dollars under Lease Document executed on the 22 day of March 2010 (the "Lease") between Arbor Centre, LLC ("Arbor") and Citizens Property Insurance Corporation ("Citizens")

Dear Cherri,

As discussed, this Letter Agreement is written to acknowledge and agree to the request of Citizens to modify the terms of the Lease as relates to the Renovation Dollars (as defined in Exhibit C of the Lease).

Currently, Section II, subsections 1 and 2 of Exhibit C of the Lease provide as follows:

1. Arbor will set aside \$300,000 (the "Renovation Dollars") for improvements to renovate (the "Improvements") the office space at 2101 Maryland Circle, Tallahassee, Florida 32303 (the "Space").
2. All documents related to actual construction costs for the Improvements and Renovation Dollars spent shall be available for review within two business days, after request by Citizens. Any portion of the Renovation Dollars not spent on Improvements, will be refunded to Citizens no later than 30 days from the lease commencement date. In the event that actual costs for Improvements exceed the Renovation Dollars, Arbor shall obtain the prior approval of Citizens before incurring additional expenses.


The commencement date of the Lease is September 1, 2010 and therefore, pursuant to Section II, subsections 1 and 2 of Exhibit C of the Lease, Arbor is required to refund to Citizens any unexpended Renovation Dollars on October 1, 2010 (the "Refund Date"). Citizens has reviewed the scope and timing of the alterations Citizens desires to be made to the Citizens' Centre and has determined that the desired improvements will not be completed by the Refund Date. Citizens has requested that Arbor continue to assist in the process of attaining renovations to the Citizens Center and that Arbor continue to retain the balance of the Renovation Dollars and that Arbor continue to use the balance of the Renovation Dollars to complete the Improvements as specified in Exhibit C of the Lease.

In light of the request by Citizens, both Citizens and Arbor hereby agree that:

1. Following the Refund Date, Arbor will continue to hold the balance of the Renovation Dollars to be applied to the Improvements as set forth in Exhibit C of the Lease.
2. Except for the modifications specified in this letter agreement, all other provisions of the Lease and Exhibit C to the Lease shall remain unchanged.
3. Following the Refund Date: (a) Citizens may deliver a written request for distribution of the balance of the Renovation Dollars to Arbor, in such event, Arbor shall tender the Renovation Dollars to Citizens within twenty (20) days of such written request; or (b) Arbor may elect to deliver the balance of the Renovation Dollars to Citizens. Following the Refund Date and upon delivery of such Renovation Dollars to Citizens, all of Arbor's obligations as set forth in Exhibit C, Subsection II shall be deemed satisfied.

Agreed and accepted:

Citizens Property Insurance Corporation



By: Scott Wallace, President/CEO and  
Executive Director

Arbor Center, LLC



By: Gordon Thames  
Its: Duly Authorized Representative

**Exhibit "C"**  
**ARBOR CENTRE'S - BEST AND FINAL OFFER TERMS**  
**("BAFO")**

**I. PRICING:**

<b>ARBOR CENTRE - 7 year</b>			
	<b>RATE</b>	<b>USF</b>	<b>ANNUAL</b>
YEAR 1	\$13.37	48287	\$645,398.00
YEAR 2	\$13.57	48287	\$655,158.00
YEAR 3	\$13.97	48287	\$674,374.00
YEAR 4	\$14.11	48287	\$681,100.00
YEAR 5	\$14.25	48287	\$688,306.00
YEAR 6	\$14.32	48287	\$691,668.00
YEAR 7	\$14.35	48287	\$693,110.00
<b>TOTAL</b>			<b>\$4,729,114.00</b>

**AVG PSF      13.99**

<b>ARBOR CENTRE - RENEWAL OPTION #1</b>			
	<b>RATE</b>	<b>USF</b>	<b>ANNUAL</b>
YEAR 1	\$17.97	48287	\$867,479.15
YEAR 2	\$18.16	48287	\$877,064.56
YEAR 3	\$18.37	48287	\$887,182.49
YEAR 4	\$18.58	48287	\$897,300.41
YEAR 5	\$18.81	48287	\$908,483.39
<b>TOTAL</b>			<b>\$4,437,510.00</b>

**AVG PSF      18.38**

<b>ARBOR CENTRE - RENEWAL OPTION #2</b>			
	<b>RATE</b>	<b>USF</b>	<b>ANNUAL</b>
YEAR 1	\$19.06	48287	\$920,198.88
YEAR 2	\$19.31	48287	\$932,446.90
YEAR 3	\$19.58	48287	\$945,227.44
YEAR 4	\$19.85	48287	\$958,540.50
YEAR 5	\$20.15	48287	\$972,918.61
<b>TOTAL</b>			<b>\$4,729,332.33</b>

**AVG PSF      19.59**

**II. ADDITIONAL CONDITIONS:**

1. Arbor will set aside \$300,000 (the "Renovation Dollars") for improvements to renovate (the "Improvements") the office space at 2101 Maryland Circle, Tallahassee, Florida 32303 (the "Space").
2. All documents related to actual construction costs for the Improvements and Renovation Dollars spent, shall be available for review within two business days, after request by Citizens. Any portion of the Renovation Dollars not spent on Improvements, will be refunded to Citizens no later than 30 days from the lease commencement date. In the event that actual costs for Improvements exceed the Renovation Dollars, Arbor shall obtain the prior approval of Citizens before incurring additional expenses.
3. Arbor will hire a qualified Architect/Engineer (A/E) to provide Citizens with a reasonable level of service needed for the Improvements, including assisting with space planning and creating construction documents, related to the Improvements. All costs for A/E services and construction