

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-04B-61983	DATE	PAGE 1 of 2
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ADDRESS OF PREMISES

201 Saint Michael Street, Mobile, Alabama 36602-3271

THIS AGREEMENT, made and entered into this date by and between St. Michael, LLC

whose address is 169 Dauphin Street, Suite 101
MOBILE, AL 36602

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease Contract as shown below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective May 23, 2012 as follows:

Page 1 of the lease is hereby restated the term to reflect the following: TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on September 08, 2011 through September 07, 2021, with the firm term beginning on May 01, 2012 through April 30, 2017 subject to terminate and renewal rights as hereinafter set forth to be used for such purposes as determined by the General Services Administration.

Paragraph 1.03 of the lease is hereby amended as follows:

Block A 21,959 (RSF) 19,095 (ABOASF)

TERM	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENT	ANNUAL RENT	PRSF RATE	ABOASF RATE
9/8/2011 – 4/30/2012	\$363,421.45	\$95,521.65	\$0.00	\$458,943.10	\$20.90	\$24.03
5/1/2012 – 4/30/2017	\$363,421.45	\$95,521.65	\$23,583.06	\$482,526.16	\$21.97	\$25.27
5/1/2017 – 9/7/2021	\$411,950.84	\$95,521.65	\$0.00	\$507,472.49	\$23.11	\$26.57

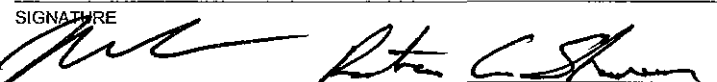
Block B 2,795 (RSF) 2,430 (ABOASF)

TERM	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENT	ANNUAL RENT	PRSF RATE	ABOASF RATE
9/8/2011 – 4/30/2012	\$46,257.25	\$12,158.25	\$0.00	\$58,415.50	\$20.90	\$24.04
5/1/2012 – 4/30/2017	\$46,257.25	\$12,158.25	\$3,202.23	\$61,617.73	\$22.05	\$25.36
5/1/2017 – 9/7/2021	\$52,434.20	\$12,158.25	\$0.00	\$64,592.45	\$23.11	\$26.58

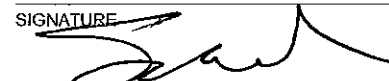
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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR

SIGNATURE 	NAME OF SIGNER Richard D. Inge Peter C. Starnes
ADDRESS 169 Dauphin St, Suite 101, Mobile, AL 36602	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Steven McMahon
ADDRESS 169 Dauphin St, Suite 101 Mobile AL 36602	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Robert E. Scott
	OFFICIAL TITLE OF SIGNER Contracting Officer

The Annual Rent includes a Tenant Improvement Allowance for Block A of \$101,653.92 to be amortized through the rent over 60 months at the rate of 6.0% resulting in \$1.07 per rentable square foot, or \$1.24 per ANSI BOMA Office Area square feet. Block B of \$13,803.10 to be amortized through the rent over 60 months at the rate of 6.0% resulting in \$1.15 per rentable square foot, or \$1.32 per ANSI BOMA Office Area square feet The Tenant Improvement allowance shall be used to paint and re-carpet the entire leased space. In accordance with RLP Section 3 Paragraph 3.05, *Tenant Improvements-Succeeding*.

****LAST ITEM****

INITIALS  LESSOR
GOV'T

GSA FORM 276 (REV. 8/2006) BACK