

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-04B- 50844	DATE 7/20/2011	PAGE 1 of 2
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ADDRESS OF PREMISES **Capital Circle Commerce Center, 502 D-3 Capital Circle, SE, Tallahassee, FL 32301-3804**

THIS AGREEMENT, made and entered into this date by and between **Turner Heritage Homes, Inc.**

whose address is **502-C Capital Circle SE
Tallahassee, Florida 32301-3805**

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

WHEREAS, the parties hereto desire to amend the above Lease to change the Lessor/Payee, start the rent and order additional tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective July 1, 2011, as follows:

The Lessor and Payee have changed to **Turner Heritage Homes, Inc.**, 502-C Capital Circle, SE, Tallahassee, Florida 32301-3805.

Part II. B – To have and to hold, for the term commencing on July 1, 2011 and continuing through June 30, 2021 inclusive. The Government may terminate this lease, in whole or in part, at any time after June 30, 2016 by giving at least 60 days notice in writing to the lessor. No rental shall accrue after the effective date of the termination. Said notice shall be computed commencing with the day after the date of mailing


Page 20, Attachment J of the lease, Term, is amended to reflect the firm term as July 1, 2011- June 30, 2016 and the remaining term as July 1, 2016 – June 30, 2021.

- I. This Supplemental Lease Agreement serves as the Lessor's *Notice to Proceed* for the construction of Tenant Improvements (TI) for the amount of \$674.76. Said TI change order shall be completed in accordance with the specifications set forth in the Lease. The change order showing the changes approved is attached, incorporated, and referenced herein as Exhibit A (1 pg).

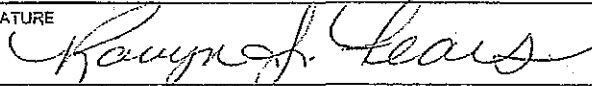
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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.


LESSOR - Turner Heritage Homes, Inc.

SIGNATURE 	NAME OF SIGNER Lee Allman, CFO
ADDRESS 502-C Capital Circle SE, Tallahassee, FL 32301	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER RAYN J. FEARS
ADDRESS 502-C Capital Circle SE Tallahassee, FL 32301	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER - Kenneth Idle
OFFICIAL TITLE OF SIGNER - GSA Contracting Officer	

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- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$42,483.46, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer. (2,160 X \$9.6004166 per ANSI/BOMA Office Area square foot = \$20,736.90 amortizable T/I. \$63,220.36 - \$20,736.90 = \$42,483.46 T/I overage). This final price of tenant improvements includes the above-referenced \$674.76 change order".

Payment will be made electronically through the finance website www.finance.gsa.gov. The Lessor is responsible for visiting this website and applying for a login and password. After acceptance by the Government the Lessor shall follow the instructions posted on the website to submit their invoice electronically. Assistance in navigating the website or submitting the invoice can be found by calling 817-978-2408 or by email at FW-Paymentsearch.finance@gsa.gov.

The original invoice must be submitted directly to the GSA Finance Office at the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

GSA, Realty Services Division
Attn: Kenneth Idle - Contracting Officer
205 Regency Executive Park Drive
Suite 440 A
Charlotte, NC 28217

A proper invoice must include the following:

For an invoice to be considered proper, it must:

- 1) Be received after the acceptance of the work by the General Services Administration
- 2) Include a unique, vendor-supplied invoice number AND the GSA Supplied PS Number 0020859
- 3) Indicate the exact payment amount requested, along with Lease contract number, building address, and a description, price, and quantity of the items delivered
- 4) Specify the payee's name and address. The payee's name and address must EXACTLY match the lessor's name and address listed above, or, if completed, the remittance name and address specified below.
- 5) Be submitted electronically to: www.finance.gsa.gov
- 6) Payment will become due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

III. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

Initials: Govt. HI Lessor: LC