

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT DATE

NO. 1718

01/26/01

TO LEASE NO.

GS-04B-33138

ADDRESS OF PREMISES **WILLIAMS BUILDING
2601 FLOWERS ROAD SOUTH
ATLANTA, GEORGIA 30341**

THIS AGREEMENT, made and entered into this date by and between **KOGER EQUITY, INC.**

whose address is **8880 FREEDOM CROSSING TRAIL
JACKSONVILLE, FLORIDA 32256**

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 3/18/2001, as follows:

1. The Government accepts your offer dated December 7, 2000, (copy attached), to provide an expansion to [REDACTED] space on the second floor (Suite 200), of the Williams Building. This expansion consists of 12,831 rentable square feet (rsf)/11,456 useable square feet (usf), this usf based on the building's common area factor of approximately 12%.
2. Lease rights for this expansion space will end on July 31, 2008, with the firm term ending on March 31, 2006.
3. The \$22.40 prsf rate offered is based on the following:
 - a) The "Warm-Lit Shell," included by the Lessor as part of the rental consideration, shall consist of the following: all code compliance improvements; relocation of all lighting and HVAC; repair of miniblinds, broom clean concrete floor slab, with level floor not varying more than ¼ inch over (10) ten foot horizontal run in accordance with American Concrete Institute (ACI) Standards; a complete acoustical ceiling system (which includes grid and new fire rated 2X4 ceiling tile) throughout the Government demised area; new carpet tiles and cove base throughout; exterior building doors and doors necessary to the lobbies, common and core areas (does not include suite entry or interior doors specific to Tenant improvements); permanent, perimeter and demising slab to slab partitions finished with paint and cove base; plumbing in common areas, such as for toilet rooms and janitor closets; hot and cold risers, and domestic waste and vent risers installed and ready for connections required for tenant improvements; central HVAC, installed and operational, including as appropriate, main and branch lines, VAV boxes, dampers, flex ducts and diffusers; conditioned air through medium pressure ductwork at a rate of .75 cfm/square foot of BOMA Office Area (usable); and ~~sprinkler mains and distribution piping in a protection layout with heads turned down, concealed with an escutcheon or trim plate.~~
 - b) A Tenant Improvement Allowance of \$12.50 per usable square foot or \$143,200, will be amortized over the firm term of the expansion at 10% interest. Any difference in actual cost of buildout and this allowance will be funded by [REDACTED] as a LUMP-SUM payment.

**** Page 1 of 2 ****

INITIALS: _____ & _____
Lessor Gov't

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- c) Lessor's build-out of the expansion space in accordance with the attached drawing prepared by the Government, identified as "Williams Building/Suite 220/Second Floor Plan/dated 7/7/97," and "Written Scope of Work Public Health Practice Program Office Williams Building (2nd Floor Expansion Space) Lease Contract Number GS-04B-33138 Project # 3827," pages 1 through 7 (both attached, incorporated into and made part of this Supplemental Lease Agreement).

4. Lessor waives all restoration.

END of SLA No. 17/18 *mb*

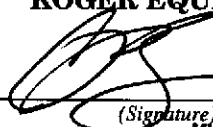
**** Page 2 of 2 ****

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR **KOGER EQUITY, INC.**

BY


(Signature)

Christopher L. Becker
Senior Vice President

(Title)

IN PRESENCE OF

Kim K. Chase
Executive Assistant
(Signature)

(Address)

UNITED STATES OF AMERICA

BY


(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)