

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

NO. 1

November 4,

TO LEASE NO.

GS-04B-33138

ADDRESS OF PREMISES

Koger Center, 2601 Flowers Road South, Atlanta, GA 30341

THIS AGREEMENT, made and entered into this day by and between Koger Equity, Inc.

whose address is 3986 Boulevard Center, Ste. 101, Jacksonville, FL 32207

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

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

1. Paragraph 2 of the lease is amended to commence rent prior to the completion of space effective November 1, 1994 for 91,355 net usable square feet of space as follows: The lease term will begin November 1, 1994, through October 31, 2014, subject to the termination and renewal rights as set forth in the lease.

2. Paragraph 3 is amended as follows until such time as the space is completed and accepted by the Government at which time the rent will be readjusted. Rent, beginning November 1, 1994, will be paid at the rate of \$9.00 per nusf (the awarded rate of \$10.80 pnusf less the vacant space rental reduction of \$1.80 pnusf).

Yearly rate, \$9.00 pnusf x 91,355 = \$822,195.00

Monthly rate, \$822,195 divided by 12 = \$68,516.25

All other terms and conditions not specifically identified herein remain unchanged.

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

LESSOR

KOGER EQUITY, INC.

BY

(Signature)
IN PRESENCE OF

Vice President

(Title)

3986 Boulevard Center Dr., Jacksonville, FL 32207

UNITED STATES OF AMERICA

CHERYL MILLER

BY

(Signature)

Contracting Officer, General Services
Administration