

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO. 14	DATE 06/09/99
TO LEASE NO. GS-04B-33138		
ADDRESS OF PREMISES YALE, VANDERBILT, STANFORD & WILLIAMS BUILDINGS 2601 FLOWERS ROAD SOUTH, ATLANTA, GEORGIA 30341		
THIS AGREEMENT, made and entered into this date by and between KOGER EQUITY, INC. Whose address is 3986 BOULEVARD CENTER 8880 Freedom Crossing Trail JACKSONVILLE, FLORIDA 32247 32256 <i>MS 8/27/99</i>		
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 <u>8/27/99</u> , as follows:		
<p>Whereas, Landlord and Tenant have entered into a lease pertinent to this agreement;</p> <p>Whereas, The [REDACTED] desires to install and maintain certain fiber optic telecommunications equipment for its sole use and Landlord is willing to agree to such installation and maintenance subject to the provisions of this Agreement;</p> <p>Whereas, Landlord and Tenant desire to amend the Lease as herein provided to incorporate this Supplemental Lease Agreement (SLA), addressing the rights and obligations of the parties hereto.</p> <p>NOW THEREFORE, in consideration of the sum of ten dollars and no cents (\$10.00) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the above parties amend the Lease as follows:</p>		
<p>1. Grant: Landlord has agreed to allow [REDACTED] a non-exclusive right to install, use, maintain, repair and remove fiber optic telecommunication lines and appurtenant equipment (Fiber Optic Facilities) in and under the Installation Areas of the aforementioned buildings. This Agreement shall only be revocable upon good cause shown by Landlord.</p>		
<p>2. Costs: The installation, use, maintenance, repair and removal of the Fiber Optic Facilities shall be at [REDACTED] sole expense and costs in accordance with all applicable technical requirements and specifications, full compliance with all applicable laws, and shall not interfere with the use of the Premises by Landlord or its other current tenants or other equipment and utilities in the Installation Areas.</p>		
<p>3. Relocation: Upon good cause shown, [REDACTED] shall, upon twenty (20) days written notice from Landlord modify, remove, or relocate, the Fiber Optic Facilities to other substitute areas, or perform other modifications to the Fiber Optic Facilities as may be reasonably required by Landlord from time to time. In the event of an emergency, Landlord may relocate the Fiber Optic Facilities to substitute areas, or perform other work, as reasonably necessary to meet the service needs of the Landlord or its tenants and [REDACTED] shall reimburse Landlord for the reasonable expenses thus incurred upon written request and submission of all documentation related to such expenses.</p>		
<p>4. Non-Exclusivity: This agreement is non-exclusive and Landlord reserves the right to grant other licenses or rights to other tenants and to use the Installation Areas in such manner as Landlord desires to fulfill its own business needs and requirements. In the event Landlord grants another tenant the right to use the Installation Areas, Landlord shall take such reasonable precautions to ensure that [REDACTED] Fiber Optic Facilities are not damaged, disturbed, or interrupted. Landlord shall not be liable to [REDACTED] for any interruption in the Fiber Optic Facilities arising from Landlord's use of the Installation Areas.</p>		
**** Page 1 of 2 ****		
<div style="display: flex; justify-content: flex-end; align-items: center;"> INITIALS: <u> KC </u> <u> MS </u> <div style="display: flex; justify-content: space-around; width: 150px;"> <div style="text-align: center;">Lessor</div> <div style="text-align: center;">Govt</div> </div> </div>		

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5. **Removal:** [REDACTED] may remove the Fiber Optic Facilities at any time and in the event of such removal, shall provide Landlord with written notice. Thirty (30) days prior to the expiration of this Lease, Landlord may, at its option, provide written direction to [REDACTED] to remove the Fiber Optic Facilities. Upon receipt of such written notice, [REDACTED] shall promptly commence and complete removal at [REDACTED] sole expense. Tenant shall leave the Installation Areas in a condition and appearance which is as good or better than the condition of the areas at the time of removal.

6. **Default:** In the event that Landlord incurs any expense in performing any obligation of Tenant under this Amendment, or in the event that Landlord incurs any expense in connection with Tenant's failure to perform its obligations under this Amendment, Landlord may seek any remedy available at law or in equity and, in connection with any default by Tenant under this Amendment whether suit be brought or not, Landlord shall be entitled to recover its reasonable attorneys' fees and costs.

7. **No Lease Termination:** No breach by either party of any provision of this Agreement shall entitle the other party to terminate the Lease. Both parties will have all other rights available under the Lease or at law. To the extent this provision conflicts with the Lease, this provision shall control.

8. **Miscellaneous:** As amended hereby, the Lease between the parties remains in full force and effect and is hereby ratified and confirmed. In the event of litigation regarding this Agreement, either party can recover attorneys' fees and cost from the other in accordance with the Equal Access to Justice Act (please see attached). This Agreement may be executed in counterparts. A facsimile copy of the Agreement, executed by one party and transmitted telephonically to the other party, shall be binding upon the execution of the other party.

As both parties to the Lease agree that the terms of this SLA shall apply to [REDACTED] prior installation of Fiber Optic Facilities at the location of the Landlord's leased properties (Koger Office Park, Dekalb County, Atlanta, Georgia 30341), an SLA incorporating the terms contained in this SLA, shall be made a part of all of these other Leases between Koger Equity and the General Services Administration, involving Fiber Optic Facilities at the aforementioned Atlanta Office Park location.

IN WITNESS WHEREOF, this Agreement has been duly executed in multiple counterparts (each of which is to be deemed original for all purposes) by the parties hereto on the "effective" date appearing on the first page of this Supplemental Lease Agreement.

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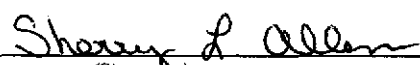
All other terms and conditions of the lease shall remain in force and effect.

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

LESSOR **KOGER EQUITY, INC.**
KENNETH D. LUND VICE PRESIDENT

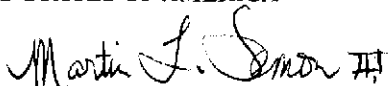
BY 
(Signature)

KENNETH D. LUND
Vice President
(Title)

IN PRESENCE OF 
(Signature)

(Address)

UNITED STATES OF AMERICA

BY 
(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)