

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPL. AGREEMENT DATE
NO 11 05/12/98
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**
SUITE 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.

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

1. The Government accepts your revised offer dated April 17, 1998, to lease 49,898 BOMA Rentable Square Feet, which equates to 44,552 BOMA Occupiable Square Feet based on the CAF of 12%, on the 4th and 5th floors of the Williams Building, 2877 Brandywine Road, Atlanta, GA, under the above referenced Lease Contract. With the acquisition of this expansion space, the Government hereby leases the following described premises from the Lessor: 174,808 BOMA Occupiable Square Feet of space and 47 on site reserved parking spaces located at Koger Center, Yale Building, 2945 Flowers Road South, Vanderbilt Building, 2935 Flowers Road South, Stanford Building, 2960 Brandywine Road, and the Williams Building, 2877 Brandywine Road, Atlanta, Fulton County, GA 30341. The breakdown of the space and the specific location for each block of space is described in SLA No. 7.
2. The term of the lease for the 44,552 BOMA OSF of expansion space will be for ten (10) years firm commencing August 1, 1998, and ending July 31, 2008, with no further option to renew. If the Government does not occupy the space by August 1, 1998, then the rent will commence at the rate of \$19.81 POSF/\$17.69 PRSF, which is the accepted rental rate of \$21.66 POSF/\$19.34 PRSF less the vacant space adjustment rate of \$1.65 per Rentable square foot or \$1.85 per OSF.

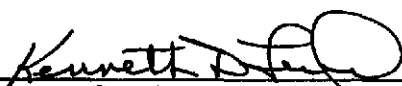
The Lessor must deliver the completed space within 90 days of receipt of the Government's space layouts, finish schedule, and narrative scope of work.

All other terms and conditions of the lease shall remain in force and effect, except where they conflict with this SLA #11 or its attachments, in which case this SLA #11 prevails..

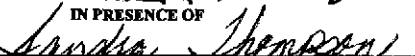
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

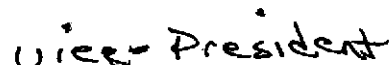
LESSOR
KOGER EQUITY, INC.

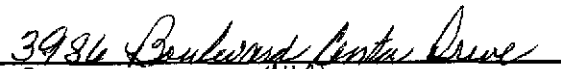
By


(Signature)
Kenneth D. Lund

IN PRESENCE OF



(Witness)


(Title)


(Address)
3986 Boulevard Center Drive
Jacksonville, Florida 32207

UNITED STATES OF AMERICA

BY


(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)