

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDING SERVICE  
**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT  
No. **12**  
TO LEASE NO.  
**GS-04B-33138**

DATE  
**December 12, 2000**

ADDRESS OF PREMISES **Yale Building  
2945 Flowers Road South  
Atlanta, GA 30341**

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

whose address is: 8880 Freedom Crossing Trail, Jacksonville, FL 32256

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 Lessor agrees to perform alterations in 3,625 Rentable Square Feet (RSF) of space, (3,237 BOMA Usable Square Feet (BUSF)), for the [REDACTED] in accordance with the enclosed space design layout and support documentation provided by [REDACTED] and the General Services Administration (GSA).
- 2) The Government agrees to pay the Lessor a rental rate of \$18.25 RSF in which \$12.00 is amortized over the firm term at a 10% interest rate for tenant improvements, for the expansion space. Any amount above that will be reimbursed via a lump sum payment, upon completion, inspection and acceptance by the Government, and receipt of the Lessor's itemized invoice. Three (3) competitive bids for the Government's buildout will be provided.
- 3) General Conditions for Lease Alterations are attached hereto and made part of this contract, specifically incorporated herein.
- 4) The Lessor hereby waives restoration of all areas affected by this alteration project.

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)

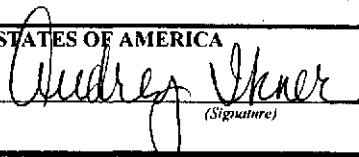
IN PRESENCE OF

  
(Witness)

(Address)

UNITED STATES OF AMERICA

BY

  
(Signature)

**CONTRACTING OFFICER**  
**GENERAL SERVICES ADMINISTRATION**  
(Official Title)