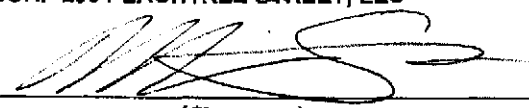
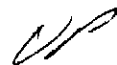
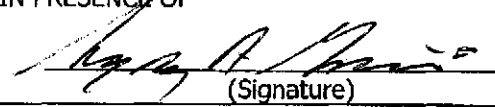



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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | | SUPPLEMENTAL AGREEMENT No. 1 TO LEASE NO. GS-04B-48141 | DATE <u>6/22/10</u> PAGE 1 of 1 |
| ADDRESS OF PREMISES 230 PEACHTREE STREET, NW ATLANTA, GEORGIA 30303-1550 | | | |
| THIS AGREEMENT, made and entered into this date by and between 230 PEACHTREE STREET, LLC | | | |
| whose address is 230 PEACHTREE STREET, NW, SUITE 1600 ATLANTA, GEORGIA 30303-1550 | | | |
| hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government: | | | |
| NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 2, 2010, as follows: | | | |
| <u>Paragraph 1:</u> A total of 16,750 rentable square feet (RSF) of office and related space, which yields 14,238 ANSI/BOMA Office Area square feet (USF) of space together two (2) structured parking spaces located at 230 Peachtree Street, Atlanta, Georgia 30303-1550 to be used as such purposes as determined by the General Services Administration. | | | |
| <u>Paragraph 2:</u> TO HAVE AND TO HOLD the said premises with their appurtenances for twelve (12) years, six (6) years firm term beginning on <u>August 02, 2010</u> and continuing through <u>September 30, 2022</u> , subject to termination and renewal rights as may herein after set forth. | | | |
| <u>Paragraph 3:</u> The Government shall pay the Lessor annual rent of for the entire term, monthly, in arrears, as follows | | | |
| TERM | ANNUAL RENT | RATE PRSF/PUSF | MONTHLY RATE |
| 08/02/10 - 09/30/16 | \$344,547.50 | \$20.57/\$24.19 | \$28,712.29 |
| 10/01/16 - 09/30/22 | \$301,332.50 | \$17.99/\$21.16 | \$25,111.04 |
| <u>Paragraph 4:</u> The Government may terminate this lease in whole or in part at any time after September 30, 2016 by giving at least 120 days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing. | | | |
| <u>Paragraph 7:</u> The tenant improvement amount for the premises set forth in this is lease is established as \$545,264.71 | | | |
| 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: 230 PEACHTREE STREET, LLC | | | |
| BY  (Signature) | |  (Title) | |
| IN PRESENCE OF  (Signature) | | 1 INDEPENDENT DRIVE, SUITE 1600 JACKSONVILLE FL 32202 (Address) | |
| UNITED STATES OF AMERICA | | | |
| BY  (Signature) | | CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION (Official Title) | |