

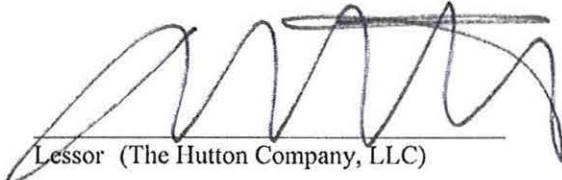
GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO.2 TO LEASE NO. GS-04B-50020	DATE <u>2/11/11</u>
ADDRESS OF PREMISES 6670 Merchants Way Morrow, Georgia 30260-2340		
THIS AGREEMENT , made and entered into this date by and between <div style="text-align: center;"> THE HUTTON COMPANY, L.L.C </div> whose address is 736 Cherry Street Chattanooga, TN 37402-1909		
hereinafter called the Lessor, and the UNITED STATES OF AMERICA , hereinafter called the Government:		
WHEREAS , the parties hereto desire to amend the above Lease		
WHEREAS , The purpose of this SLA #2 is to commence monthly rental payments.		
NOW THEREFORE , these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>January 26, 2011</u> as follows:		
Paragraphs 2, 3, 4, 12 and 19 of the original lease agreement are hereby deleted and replaced with the following:		
2. To Have and to hold the said premises with their appurtenances for the term beginning on <u>January 26, 2011</u> through <u>January 25, 2021</u> , subject to termination and renewal rights as may be hereafter set forth."		
3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:		
<u>TERM</u>	<u>Annual Rent</u>	<u>Rate ¹</u> <u>Rate ²</u> <u>Monthly Rate</u>
01/26/2011 – 01/25/2016	\$531,469.25	\$27.95 \$32.14 \$44,289.10
01/26/2016 – 01/25/2021	\$397,983.95	\$20.93 \$24.07 \$33,165.33
<small>Note 1. The rate per Rentable Square Foot (RSF) is determined by dividing the total annual rent by the RSF set forth in paragraph 1 above.</small>		
<small>Note 2. The rate per ANSI/BOMA Office Area Square Feet () is determined by dividing the total annual rent by the RSF set forth in paragraph 1 above</small>		
4. The Government may terminate this lease in whole or in part at anytime on or after <u>January 26, 2016</u> , by giving the Lessor at least sixty (60) days written notice. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing.		
Lease is further amended on the next page.		
All other terms and conditions of the Lease shall remain in force and in effect		
IN WITNESS WHEREOF , the parties subscribed their names as of the above date.		
LESSOR: THE HUTTON COMPANY, LLC		
BY <u>[Signature]</u> <u>President</u> (KAREN J. HUTTON) (Official Title)		
IN PRESENCE OF <u>[Signature]</u> <u>[Redacted]</u> (Signature)		
UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION		
BY <u>[Signature]</u> <u>Contracting Officer</u> (CRAIG THOMAS) (Official Title)		

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Lease is further amended as follows:

12. In accordance with paragraph 4.3 (Operating Cost), the escalation base is established as \$88,296.90 per year or \$5.34 ABOASF / \$4.64 per RSF (rounded).

19. Paragraph 1.1 B of the SFO portion of the original lease is hereby amended to read:
"The Government requires eighty-three (83) parking spaces to be provided at no extra cost to the Government".



Lessor (The Hutton Company, LLC)

2-10-11

Date



Government

2/11/11

Date