

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 01	TO LEASE NO. GS-04B-50076	DATE 5/8/2012	PAGE 1 of 2
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ADDRESS OF PREMISES 389 East Broad Street, Winder, GA 30680-2278

THIS AGREEMENT, made and entered into this date by and between **Allen H. Giddens**

whose address is 3292 Thompson Bridge Road, Suite 341
Gainesville, GA 30506-1561

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease contract as indicated below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective November 6, 2011, as follows:

Paragraph 10 of the lease is hereby deleted in its entirety and replaced as follows:

"10. The rental rate in paragraph 3 of the Standard Form 2 for the period of five (5) years includes all Tenant Improvements. The actual cost of the tenant improvement construction is \$273,551.00 see **Exhibit A (3 pages)**. The Tenant Improvement Allowance (TIA) in the amount of \$256,361.70 at \$29.8095 per ABOASF will be amortized over a period of 60 months at an interest rate of 8.0%, at a rate of \$7.25 per ABOASF (\$6.96 per RSF). The overage in Tenant Improvement (TI) costs shall be reimbursed to the Lessor in a one-time lump sum payment in the amount of \$17,189.30 which shall be due upon receipt of an original invoice submitted after completion, inspection, and acceptance of the space by the Contracting Officer or designated Contracting Officer Representative."

This Supplemental Lease Agreement (SLA No. 01) has been prepared to issue acceptance and notice to proceed of the Lessor's proposal, described in the attached scope of work, in the amount of \$273,551.00. The IGE has been received and the cost has been determined to be fair and reasonable."

The original invoice must be submitted directly to the GSA Finance Office electronically on the finance website at www.gsa.finance.gov. If you are unable to process the invoice electronically, you may mail the invoice to the following address:

GSA, Greater Finance Center
FAS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR Allen H. Giddens

SIGNATURE

NAME OF SIGNER

ADDRESS

IN PRESENCE OF

SIGNATURE

NAME OF SIGNER

ADDRESS

UNITED STATES OF AMERICA

SIGNATURE

NAME OF SIGNER

OFFICIAL TITLE OF SIGNER

A copy of the invoice must be provided to the Contracting Officer at the following address:

Craig Thomas | Contracting Officer

U. S. General Services Administration | Real Estate Acquisition Division
77 Forsyth St, SW, Suite 500 | Atlanta, GA 30303 - 3458
O: 404.526.2762 | F: 404.562.0869
craig.thomas@gsa.gov | gsa.gov/leasing

A proper invoice must include:

1. Invoice Date
2. Name of the Lessor and Lease contract number, cited exactly as shown on the Lease
3. Building address, and a description, price and quantity of the items delivered
4. If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it
5. GSA PDN # 0022918 "

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

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