

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT No. 1	DATE 3/22/2011
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS-04B-59095	
ADDRESS OF PREMISES: NCS Building, 3750 Naturally Fresh Blvd., Atlanta, GA 30349-2964		
THIS AGREEMENT, made and entered into this date by and between AUSPAY ONE LLC		
whose address is: 1311 Pebble Creek Road Marietta, GA 30067		
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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, effective <u>March 22, 2011</u> , as follows:		
The purpose of this Supplemental Lease Agreement is to amend the commission credit in paragraph 8. The Lease is hereby amended as follows:		
Paragraph 8 is hereby deleted in its entirety and replaced as follows:		
8. In accordance with the SOLICITATION FOR OFFERS 8GA2298, Paragraph 2.3 Broker Commission and Commission Credit (Nov 2006) and the agreement reached between the Broker and Lessor, the amount of [REDACTED] for the broker's fee is established. The Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED] (rounded), which is [REDACTED] of the [REDACTED], will be deducted from the shell portion of the rent until it has been refunded to the Government. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. The [REDACTED] balance which equates to [REDACTED] is to be paid to the broker as follows: Fifty percent (50%) is due and payable within 30 days after lease award and the remaining fifty percent (50%) is payable at occupancy.		
Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:		
First Month's Rental Payment of \$27,674.54 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.		
Second Month's Rental Payment of \$27,674.54 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.		
Third Month's Rental Payment of \$27,674.54 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent.		
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 AUSPAY ONE LLC

BY

IN PRESENCE OF

(Signature)

(Signature)

3750 Naturally Fresh Blvd. Atlanta, GA 30349

3750 Naturally Fresh Blvd. Atlanta, GA 30349
(Address)

UNITED STATES OF AMERICA

BY

(Signature)

03/31/11

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)