

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.
2TO LEASE NO.
GS-04B-61032

DATE

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ADDRESS OF PREMISES

Barnett Building, Suite 202, 700 Gloucester Street, Brunswick, Glynn County, 31520-7078

THIS AGREEMENT, made and entered into this date by and between MS2, LLC

whose address is c/o Island Realty, Inc.
621 Ocean Boulevard
Saint Simons Island, GA 31522

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease to order tenant improvements which exceed the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 30, 2012 as follows:

- The Government has issued a Notice to Proceed for Tenant Improvements in SLA#1 in the amount of \$459,274.96 of which the balance of \$221,353.38 shall be in paid in lump sum.
- In accordance with the estimates provided and approved change order #1 (Exhibit A for Security in the amount of \$30,030.00 and exhibit B Voice and Data in the amount of \$32,205.00) the total reimbursement for this notice to proceed shall be \$62,235.00.
- Upon execution of this Supplemental Lease Agreement (SLA), the total Tenant Improvement amount obligated shall be \$521,509.96, of which 283,594.38 shall be paid in lump sum.
- The tenant agency does not have the contractual authority to enter into any agreement with the Lessor or the Lessor's representatives for improvements, changes or modifications of this lease agreement unless, approved by GSA, Contracting Officer. To enter into such agreements with the occupying Agency may result in unrecoverable costs for the Lessor.
- The Lessor waives all restoration rights.
- Except as modified in this agreement, all terms and condition 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 term and conditions of this Agreement shall control and govern.
- PS# _____

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

LESSOR	
SIGNATURE <i>Ben Slade</i>	NAME OF SIGNER Ben Slade, Leslie Sater and Mary Ann Mims (MS-2, LLC)
ADDRESS c/o Island Realty Group, 621 Ocean Blvd., St Simons Island, GA 31522	
IN PRESENCE OF	
SIGNATURE <i>Betty J H Smith</i>	NAME OF SIGNER DAW KILGUS BETTY J H SMITH
UNITED STATES OF AMERICA	
SIGNATURE <i>Marie Oant</i>	NAME OF SIGNER - Darrell Chavis
4/23/12	OFFICIAL TITLE OF SIGNER - Contracting Officer
GSA FORM 276 (REV. 9/20)	

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

GSA, Leasing Division (4PR1-B)
Attn: Darnell Chavis, Contracting Officer
77 Forsyth Street, Suite 500
Atlanta, GA 30303

9. A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN #

10. If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

All other terms and conditions remain in full force and effect.

INITIALS: RUM & MD
Temp. Admin LESSOR GOVT
Mary Ann Thomas

GSA FORM 276 (REV. 8/2006) BACK

Unofficial
Witness Matt Amie