

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
No. 4

DATE

04/03/12

TO LEASE NO. GS-04B-61072

ADDRESS OF PREMISES: 731 Queen City Parkway
Gainesville, GA 30501-4357

THIS AGREEMENT, made and entered into this date by and between, Walters Income Properties, LP
whose address is: 714 Green St.
Gainesville, GA 30501-3322

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended to issue the Notice to Proceed with construction of Tenant Improvements.

WHEREAS this Notice to Proceed is issued for the NOT EXCEED amount of \$38,093.00 in accordance with the proposal provided by Scruggs & Grizzel Contracting Inc.

The Government hereby accepts the Lessor's proposal to furnish all labor, materials, equipment, design, professional fees, permit fees, inspection fees, utilities, construction drawings, construction cost and services, repair, maintenance, and replacement and all other similar cost and expenses associated with the alterations to the space. Lessor will maintain all supplemental HVAC improvements referenced for the work as described in the construction drawings provided by the Lessor on March 14, 2012. GSA issues this notice to proceed for alterations not to exceed \$38,093.00. All work must be complete NLT April 16, 2012.

The Lessor will be paid a lump sum totaling \$38,093.00. There will be no additional change orders issued under this NTP. Any additional items will be paid via separate funding. The occupying tenant does not have contractual authority to enter into any agreements with the lessor, or the lessor's representatives for any additional improvements, changes or modifications. The lessor hereby acknowledges that any additional expenditures not previously approved by the GSA Contracting Officer may result in unrecoverable costs for the lessor. The Government shall make a lump sum payment after completion of work and acceptance by the Government.

Upon completion and acceptance all invoices shall be sent to: U.S. General Services Administration, Finance Division - 7BCP, 819 Taylor Street, Fort Worth, Texas 76102-0181 or GSA Finance Office online at www.finance.gsa.gov with the following Payment Document Number

PON# PS _____, RWA # N0442260

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.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: Walters Income Properties, LP

BY J. A. Walters
(Signature)

OWNER
(Title)

IN THE PRESENCE OF (witnessed by:)

Darla Eden
(Signature)

714 GREEN STREET
(Address)
GAINESVILLE, GA 30501

United States of America, General Services Administration (GSA)

BY Brian Narducci
Brian Narducci

4/03/12
DATE