

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
AGREEMENT  
02 (2 Pages)

DATE 7/20/11

TO LEASE NO: GS-04B-50091

ADDRESS OF PREMISES 6544 Warren Drive  
Norcross, GA 30093-1110

THIS AGREEMENT, made and entered into this date by and between First Industrial, LP  
c/o First Industrial Realty Trust, Inc.

whose address is 311 South Wacker, Suite 3900  
Chicago, IL 60606-3474

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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, Paragraph 3 and 9 of the lease are hereby deleted in their entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent as described in the below rent table.

<u>Lease Year</u>	<u>Shell Rent</u>	<u>Operating rent</u>	<u>Tenant Improvements</u>	<u>Total Annual Rent</u>	<u>\$ PRSF</u>
1	\$146,912.64	\$41,126.40	\$2,284.80	\$190,323.84	\$8.33
2	\$146,912.64	\$42,154.56	\$2,284.80	\$191,352.00	\$8.38
3	\$146,912.64	\$43,208.42	\$2,284.80	\$192,405.86	\$8.42
4	\$146,912.64	\$44,288.63	\$0.00	\$191,201.27	\$8.37
5	\$146,912.64	\$45,395.85	\$0.00	\$192,308.49	\$8.42

Rent for a lesser period shall be prorated. Rent checks shall be made payable to: FIRST INDUSTRIAL LP  
311 SOUTH WHACKER ST, SUITE 3900  
CHICAGO, IL 60606-3474  
DUNS 166551484"

See Continuation Page

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

LESSOR: First Industrial, LP c/o First Industrial Realty Trust, Inc

BY

Kent Mason  
(Signature)

REGIONAL DIRECTOR  
(Title)

IN THE PRESENCE OF (witnessed by:)

[Signature]  
(Signature)

5775 GLENRIDGE DRIVE, BLDG. B, SUITE 130  
SANDY SPRINGS, GA 30328  
(Address)

UNITED STATES OF AMERICA

BY

[Signature]

Contracting Officer  
Real Estate Acquisition Division

"9. The SFO paragraph entitled *Operating Costs Base*, is deleted and replaced with the following paragraph.

The escalation base is established as \$1.80/RSF (\$41,126.40/annum).

**OPERATING COSTS (SEP 2009)**

A. The base for the operating costs adjustment will be established during negotiations based upon ANSI/BOMA Office Area square feet.

1. Beginning with the second year of the lease and each year thereafter, the Government shall pay annual incremental adjusted rent for changes in costs for cleaning services, supplies, materials, maintenance, trash removal, landscaping, water, sewer charges, heating, electricity, and certain administrative expenses attributable to occupancy. Applicable costs listed on GSA Form 1217, Lessor's Annual Cost Statement, when negotiated and agreed upon, will be used to determine the base rate for operating costs adjustment. In lieu of passing through the actual incremental additional costs outlined above, the Government shall pay an annual increase of two and a half percent (2.5%) of the operating cost adjustment base established during negotiations. This amount will be calculated by multiplying the previous years' amount by 1.025."

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.

X   
United States Government

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X   
Lessor