

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT  
No. 5

DATE

10/20/10

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS-04B- 59131

ADDRESS OF PREMISES: 10206 Covington Bypass, Covington GA 30014-4010

THIS AGREEMENT, made and entered into this date by and between **MSDG Covington, LLC**

whose address is: 2600 Chandler Drive  
Bowling Green, KY 42104-6201

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 September 1, 2010, as follows:

Per a mutual measurement of space, this lease is for a total of 16,543 rentable square feet (RSF), consisting of 14,951 ANSI/BOMA Office Area square feet of newly constructed office and related space located on the entire second floor and including 491 ABOASF on the first floor at 10206 Covington By-Pass, Newton County, Covington, GA 30014-4010. In addition, seventy-two (72) parking spaces are located on site.

The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

Term	Annual Rent	Rate per RSF	Rate per OASF	Monthly
Firm Term: 09/01/10 - 8/31/15	\$ 578,177.85	\$34.95	\$38.67	\$48,181.49
Remaining Term: 09/01/15 - 8/31/20	\$ 512,005.85	\$30.95	\$34.25	\$ 42,667.15

For the firm term, the Government's annual rental payment of \$578,177.85 (\$34.95 per RSF) includes: annual shell rent of \$351,869.61 (\$21.27 per RSF), annual TI amortization of \$127,050.24 (\$7.68 per RSF), and annual operating rent of \$99,258.00 (\$6.00 per RSF). Note: There is no additional charge for parking.

For the remaining term, the Government's annual rental payment of \$512,005.85 (\$30.95 per RSF) includes: annual shell rent of \$412,747.85 (\$24.95 per RSF), and annual operating rent of \$99,258.00 (\$6.00 per RSF). Note: There is no additional charge for parking.

Paragraph 4 is amended to reflect a termination right date of 9/1/15.

END OF AMENDMENT

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 MSDG COVINGTON, LLC

BY David Chandler, Authorized Official (Signature)

IN PRESENCE OF

Franklin Harris  
(Signature)

MSDG

2600 Chandler Drive Bowling Green, KY 42104  
(Address)

UNITED STATES OF AMERICA

ELAINE PETERS

BY

Elaine D. Peters  
(Signature)

CONTRACTING OFFICER  
GENERAL SERVICES ADMINISTRATION  
(Official Title)