

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-04B-62220
3800 Camp Creek Parkway Building 2400 Atlanta, GA 30331	PDN Number: PS0027405

THIS AMENDMENT is made and entered into between Duke Secured Financing 2006, LLC

whose address is: 3715 Davinci Court, Suite 300, Peachtree Corners, GA 30092-7613
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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective August 12, 2013 as follows:

This Supplemental Lease amends costs associated with T/I site construction alterations. The following reflects final costs for this project and issues Notice to Proceed for tenant improvements in the amount of: \$589,550.08.

TOTAL (Divisions 1-16) Construction Costs revised 8-21-13	\$ 589,550.08
Total Tenant Allowance in Lease	\$ 476,714.35
TOTAL CONSTRUCTION COST TO BE PAID TO LESSOR VIA LUMP SUM	\$ 112,835.73

Copy of the T/I bid titled "P0411BV5207.LA2.TI-Backup-Final-Rev" is attached and made a part hereof by reference .

The Lessor will be issued a lump sum payment upon completion, inspection and acceptance of the Scope of Work by the Government. Payment is predicated on receipt of this signed LA and a certified invoice at the time of work completion. All invoices shall be sent to: U. S. General Services Administration, Finance Division – 7BCP, 819 Taylor Street, Fort Worth, Texas 76102-0181. The Payment Document Code No. is PS0027405 in the amount \$112,835.73 must be included with payment submittals. Upon said payment, all removable non-structural fixtures shall become the property of the Government and may be changed, relocated and/or removed from the leased premises by the Government."

Continued on Page 2 of 2


This Lease Amendment contains 2 pages.

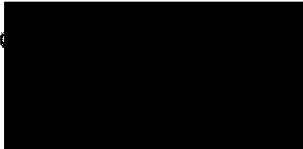
All other terms and conditions of the lease shall remain in force and effect.

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

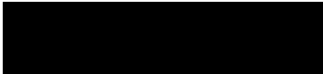
FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: 
Name: _____
Title: Sr. Vice President
Entity Name: Duke Secured Financing 2006, LLC
Date: 9/30/13

Signature: 
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 9/30/13

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Ann B. Kustoff
Title: Corporate Attorney
Date: 9/30/13

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.

Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$ 112,835.73 upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

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

GSA, Real Estate Acquisition Division (4PR)
Attn: Craig Thomas, Contracting Officer
77 Forsyth St., Suite 500 - PBS
Atlanta, GA 30303

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 # PS0027405

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

The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease by reference.

The Lessor hereby waives restoration.

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 the Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, their terms and conditions of this Agreement shall control and govern.

~~~~~ End of LA 2 ~~~~~

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INITIALS: JCB & CT  
LESSOR GOVT