

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-04B-59130	DATE JAN 9 <sup>th</sup> 2012	PAGE 1 of 2
ADDRESS OF PREMISES Parkland Business Center Drive, McComb, MS 39648			

**THIS AGREEMENT**, made and entered into this date by and between **Charisma Development, LLC**

whose address is 209 State Street  
Natchez, MS 39120

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 establish the ownership's agreement

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution as follows:

- Paragraph 2 is hereby deleted in its entirety and replaced with the following:  
"2. TO HAVE AND TO HOLD the said premises with the appurtenances for the term beginning on 10/24/2011 through 10/23/2021, subject to termination and renewal rights as may be hereinafter set forth."
- Paragraph 3 is hereby deleted in its entirety and replaced with the following:  
"3 The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE PER RSF<sup>1</sup></u>	<u>RATE PER OASF<sup>2</sup></u>	<u>MONTHLY</u>
10/24/2011 thru 10/23/2016	\$232,331.24	\$24.85	\$28.57	\$19,360.94
10/24/2016 thru 10/23/2021	\$169,633.52	\$18.15	\$20.86	\$14,136.13

Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rent by the rentable square footage set forth in paragraph 1 above.

Note 2. The rate per BOMA usable square foot (USF) is determined by dividing the total annual rental by the BOMA usable square footage set forth in Paragraph 1."

All other Terms and Conditions of the Lease shall remain in force and effect.  
**IN WITNESS WHEREOF**, the parties hereunto subscribed their names as of the above date.

[Redacted]	<b>LESSOR</b>
	NAME OF SIGNER <i>A. Vidal Davis - member/manager for Charisma Development LLC</i>

[Redacted]	<b>IN PRESENCE OF</b>
	NAME OF SIGNER <i>Rebecca Morris</i>

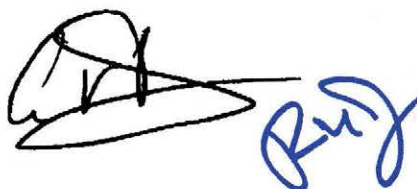
[Redacted]	<b>OF AMERICA</b>
	NAME OF SIGNER <b>Ryan Y. Johnson</b> OFFICIAL TITLE OF SIGNER <i>CONTRACTING OFFICER</i>

3. Paragraph 4 is hereby deleted in its entirety and replaced with the following:

"4. The Government may terminate this lease, in whole or in part, at any time on or after 10/23/2016, by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing."

4. Paragraph 4 is hereby deleted in its entirety and replaced with the following:

"11. In accordance with the SOLICITATION FOR OFFERS 7MS2038, Paragraph 1.9 (Tenant Improvement Rental Adjustment) and the rent rate in paragraph 3 of this Standard Form 2 for the period 10/24/2011 through 10/23/2016 includes \$266,937.13 Tenant Alterations Allowance (\$32.83 per OASF, per 8,132 OASF), amortized over the five (5) year firm term period of the lease contract at an interest rate of 6.5% per year, using end of month payment computations (\$7.71 per OASF, \$6.70 per RSF). The amortized cost of these improvements is included in the stated rent in Paragraph 3 above. If the entire tenant improvement allowance, as noted herein above, is not used, the Government will adjust the rental rate downward to off-set the difference in the T/I.



[END OF DOCUMENT]

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

INITIALS



LESSOR  
GOVT