

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 1

DATE February 8, 2012

TO LEASE NO.
GS-05B-18679

ADDRESS OF PREMISES URS Tower
36 E. Seventh Street
Cincinnati, OH 45202-4463

This agreement, made and entered into this date by and between

CPC REALTY, LLC
2401 21ST AVENUE SOUTH, SUITE 200
NASHVILLE, TN 37212-5309

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

WHEREAS, the parties for the considerations hereinafter mentioned covenant and agree that said Lease is amended, effective April 6, 2011, as follows: Supplemental Lease Agreement No. 1 is issued to commence rent prior to completion of the tenant improvements. All other terms and conditions remain the same.

1. Rent for the period beginning April 6, 2011 up until completion and acceptance of the tenant improvements will not include an amount for tenant improvement amortization. Upon completion and acceptance of the tenant improvements, the final Tenant Improvement amount, rental rate and commission credit will be documented in a Supplemental Lease Agreement in accordance with SFO GS-05B-18679.
2. With regard to lease Paragraph 4.2 *Tax Adjustments* and Paragraph 4.3 *Operating Costs*, beneficial occupancy for lease GS-05B-18679 is hereby established as April 6, 2011.

CONTINUED ON PAGE 2 AND ATTACHED HERETO

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

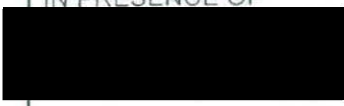
LESSOR

BY _____



Executive Vice President
(Title)

IN PRESENCE OF



Senior Counsel

(Signature) Jan. 10, 2012

Buz Edgeworth, Senior Counsel
CPC Realty, LLC, 2401 21ST Ave. S.
Nashville, TN 37212

(Address)

UNITED STATES

BY _____



Contracting Officer
(Official Title)

3. Section 3 of Lease GS-05B-18679 is hereby replaced with the following:

"3. The Government shall pay the Lessor annual rent of

April 6, 2011 – May 24, 2011: \$142,773.57, at the rate of \$11,897.80 per month in arrears based on a rate of **\$17.33530476** per rentable square foot based on 8,236 RSF combined premises for (5,927 RSF), and (2,309 RSF). will vacate 2,309 RSF on May 24, 2011 as further described in Paragraph 27 herein.

May 25, 2011 – April 5, 2016: \$106,691.52, at the rate of \$8,890.96 per month in arrears based on a rate of **\$18.00** per rentable square foot, based on premises of 5,927 RSF.

April 6, 2016 – April 5, 2021: \$111,402.67, at the rate of \$9,283.56 per month in arrears based on a rate of **\$18.80** per rentable square foot, based on premises of 5,927 RSF.

The operating expense portion of rent is subject to annual escalations as outlined in Paragraph No. 13 attached. Said date is anniversary date which is May 24th of each year.

Rent for a lesser period shall be prorated. Rent shall be made payable to:

**CPC REALTY, LLC
2401 21ST AVENUE SOUTH, SUITE 200
NASHVILLE, TN 37212-5309"**

4. Section 27 of Lease GS-05B-18679 is hereby replaced with the following:

"27. and occupy a total of 8,236 RSF under Lease No. LOH16752. This Lease No. LOH18678 shall commence April 6, 2011 and include (2,309 RSF) until May 24, 2011. Rent in Paragraph 3 herein includes rent for at the same rental rate as the former lease No. LOH16752 of \$36,082.05 (\$15.63 per RSF). Rent for the April 6, 2011 – May 24, 2011 period shall be prorated.

Agency	Term	Shell Rent	Taxes	Operating Rent	Amortized TI	Total Annual Rent
(5,927 RSF)	April 6, 2011 – May 24, 2011:	\$79,782.94	\$6,756.78	\$20,151.80	\$0.00	\$106,691.52
(2,309 RSF)	April 6, 2011 – May 24, 2011:	\$28,185.27	\$1,893.38	\$6,003.40	\$0.00	\$36,082.05

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

END OF SLA No. 1

INITIALS

GOV'T	LESSOR
<i>[Handwritten Signature]</i>	<i>[Handwritten Signature]</i>