

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 4

DATE 9/2/2010

GS-04B-47835

THIS AGREEMENT, made and entered into this date by and between KNOXBI COMPANY, LLC

whose address is: 27500 Detroit Road
Suite 300
Westlake, OH 44145

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 August 10, 2010 as follows:

This Supplemental Lease Agreement is issued to amend the following paragraphs:

Paragraph 1 is hereby deleted in its entirety and replaced as follows:

A total of 99,130 rentable square feet which yields 89,100 useable square feet of office and related space at 1501 Dowell Springs Boulevard, Knoxville, TN 37909.

Paragraph 2 is hereby deleted in its entirety and replaced as follows:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on August 10, 2010 through August 9, 2025. The Government has no termination rights in whole or in part during the lease term.

Paragraph 14 is hereby deleted in its entirety and replaced as follows:

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

TERM	ANNUAL RENT	BASE PRSF	OPERATING PRSF	TI PRSF	BLDG SPEC. S PRSF	MONTHLY RENT
8/10/2010-11/9/10 12/9/10	\$538,110.68	\$1.86	\$6.58*	\$3.81	\$4.04	\$134,527.67

For the rent period of 8/10/10-11/9/10, the rental payments shall be reduced to reflect free rent. On November 10, 2010, the Government shall pay rent as stated below:

TERM	ANNUAL RENT	BASE PRSF	OPERATING PRSF	TI PRSF	BLDG SPEC. SECURITY PRSF	MONTHLY RENT
11/10/2010-8/9/2025 12/10/2010	\$3,228,664.10	\$18.14	\$6.58*	\$3.81	\$4.04	\$269,055.34

The Government shall withhold a total of \$290,000 in rental payments for the period of 8/10/10-11/9/10 at a monthly amount of \$72,500. The Government agrees to reimburse the Lessor the cumulative amount withheld, not to exceed \$290,000, upon the satisfactory correction and inspection of all outstanding punchlist items.

* Subject to Annual CPI Escalation

All of the terms and conditions of the original lease shall remain in force and effect. IN WITNESS WHEREOF, the parties subscribed their

name
LESSOR
BY
IN PRES

Authorized Signatory
27500 Detroit Road, Suite 300
Westlake, Ohio 44145
(Address)

UNITED STATES OF AMERICA

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)