SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-04B-48122	DATE 9/10/10	PAGE 1 of 2

ADDRESS OF PREMISES
1ˢᵗ floor Building C, 800 Oak Ridge Turnpike, Oak Ridge Tennessee, 37830-6957

THIS AGREEMENT made and entered into this date by and between **B & B Properties.**

whose address is   800 Oak Ridge Turnpike, Suite A-1000
                    Oak Ridge, TN 37830-6957

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective **September 1, 2010**, as follows:

The Purpose of this Supplemental Lease Agreement Number 2 is to establish the beneficial occupancy date. Accordingly paragraphs 2, 3, 4 and 20 are restated:

Paragraph 2 is restated:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on September 1, 2010 through August 31, 2020, subject to termination and renewal rights as may be hereinafter set forth.

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

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.
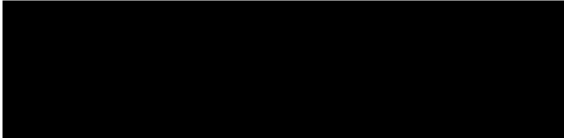
LESSOR		
▮▮▮▮▮▮▮▮▮▮▮▮		NAME OF SIGNER William H. Arowood
ADDRESS 800 Oak Ridge Turnpike Suite A-1000	Oak Ridge, TN 37830	
IN PRESENCE OF		
SIGNATURE ▮▮▮▮▮▮▮▮▮▮		NAME OF SIGNER Tammy Upton
ADDRESS 800 Oak Ridge Turnpike Suite A-1000	Oak Ridge, TN 37830	
UNITED STATES OF AMERICA		
▮▮▮▮▮▮▮▮▮▮		NAME OF SIGNER Marcus Skinner
		OFFICIAL TITLE OF SIGNER Contracting Officer

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GSA FORM 276 (REV. 8/2006)

Paragraph 3 is restated from SLA 1:

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

TERM	ANNUAL RENT	RATE Per RSF [1]	RATE Per OASF [2]	MONTHLY RENT
09/01/2010 – 08/31/2015	$45,929.13	$21.22	$24.40	$3,827.43
09/01/2015 – 08/31/2020	$40,228.76	$18.59	$21.38	$3,352.40

Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rent by the RSF
Note 2. The rate per office area square foot (OASF) is determined by dividing the total annual rental by the OASF

Paragraph 4 is restated:

4. The Government may terminate this lease, in whole or in part, at any time on or after August 31, 2015 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.

Paragraph 20 is restated from SLA 1:

20. In accordance with the SOLICITATION FOR OFFERS 8TN2055, Paragraph 2.4 the Lessor and the Broker have agreed to a SFO cooperating lease commission of ██ of the firm term value of this lease. The total amount of the commission is ████████ The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego ██ of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is ████, ████ per month rounded, for 2 months of the lease. The Lessor agrees to pay the Commission less the Commission Credit, ████, to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 3, the shell rental payments due and owning under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment $3,827.43 minus the prorated Commission Credit of ████ Equals ████ Adjusted First Month's Rent;;

Second Month's Rental Payment $3,827.43 minus the prorated Commission Credit of ████ Equals ████ Adjusted Second Month's Rent.

Payments to be made to: CB Richard Ellis
8270 Greensboro Drive, Suite 620
McLean, VA 22101

MJS & WHA
Govt   Lessor