

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE 2/6/12
	TO LEASE NO. GS-04B-50022	PAGE 1 of 2

ADDRESS OF PREMISES 2644 Knob Creek Road
Johnson City, TN 37603

THIS AGREEMENT, made and entered into this date by and between **Hoover Property Johnson City, LLC**
whose address is 13775 N. Nebraska Avenue
Tampa, FL 33613-3320

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective February 3, 2012, as follows:

This Supplemental Lease Agreement serves as the Lessor's **Notice to Proceed (NTP)**, upon execution by both parties, for the construction of Tenant Improvements in the space leased by the Government at the above listed address in Johnson City, Tennessee. Improvements shall be completed in accordance with the specifications set forth in the following documents:

1. Construction Drawings dated 2/18/2011 with authorized revisions
2. US Government Lease GS-04B-50022, dated 12/22/2009.
3. US Government Solicitation for Offer, 7TN2106, including any Amendment(s)
4. TI Bid Proposal submitted by Hoover Property Johnson City LLC, dated 2/22/2011, as amended on 8/31/2011, and further amended by GSA 1/27/2012 and 2/3/2012. Exhibit A is incorporated to show final TI figures dated 2/3/2012.

Effective October 1, 2011, the Government agreed to a partial Notice to Proceed including the amortized TI amount of \$355,976.35 amortized over 120 months at 7.0% interest payable monthly in arrears as a component of total rent.

Effective February 3, 2012, the Government agrees to a full Notice to Proceed in the amount of **\$1,025,358.13**. The Government hereby agrees to reimburse the Lessor for the construction of tenant improvements in the final amount of **\$1,025,358.13**, of which **\$355,976.35** will be amortized over 120 months at 7.0% interest payable monthly in arrears as a component of total rent and the remaining **\$669,381.78** will be paid in a lump-sum payment after completion of the work and acceptance by the Government.

Lessor agrees to complete all tenant improvement work not later than May 1, 2012.

_____ shall remain in force and effect.
_____ subscribed their names as of the above date.

HOVER PROPERTY JOHNSON CITY, LLC

_____ Mark Mark
(Title)
13775 N. NEBRASKA AVE
Tampa, FL 33613
(Address)

UNITED STATES OF AMERICA
_____ Felicia R. Walker
CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)



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All systems installed, prior to or included in the Tenant build-out shall be maintained, as stated in SFO 7TN2106.

This NTP is 'Fixed and Firm' for all items noted in the above items/documents.

Title to items for Tenant improvements shall vest in the Government. These items can be removed by the Government at any time. Unless the Government has removed the item(s) from the premises, Lessor shall remain responsible for maintenance, repair and replacement of all items provided by the Lessor under this lease. If after the lease term and any extended, renewal or succeeding lease term, the Government elects to abandon any items in place, title shall pass to the Lessor.

All invoices shall be sent to: U.S. General Services Administration, Finance Division – 7BCP, 819 Taylor Street, Fort Worth, Texas 76102-0181 with the following **PS# 0022706**. 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.

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.

Lessor shall provide proper invoice, referencing this **PS# 0022706**, per instructions stated below:

An invoice for payment must be submitted as follows:

COPY

General Services Administration
Property Acquisition & Realty Services (4PEA)
77 Forsyth Street, Room 500
Atlanta, GA 30303

ORIGINAL

General Services Administration
Greater Southwest Finance Center (7BCP)
P. O. Box 17181
Fort Worth, TX 76102

-OR-

Submit invoices electronically through the Finance Web-site at www.finance.gsa.gov. When submitting the initial invoice, you will need to register for a "Password." This web-site will also allow vendors to research the payment on-line.

A proper invoice must include:

- Name of your Business Concern, Invoice Date, and original signature.
- Lease Contract No., Supplemental Agreement No., and building location
- Description, Price, and quantity of property and services actually delivered
- You must note the "Payment Document (PS) Number" on your invoice prior to sending the original copy of the Invoice to GSA-Fort Worth, TX, or submitting the invoice electronically.**
- Tax ID No. of the approved Payee under the Lease that will receive the payment

If the invoice is not submitted on company letterhead, it must be signed by the person(s) with whom the lease contract is made.

GSA Form 276 (Jul. 67)

Lessor

Govt.

CIF