

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. <u>4</u>	TO LEASE NO. <u>GS-04B-50038</u>	DATE	PAGE <u>1 of 3</u>
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**ADDRESS OF PREMISES**

Sterling Centre, 4121 Carmichael Road, Montgomery, AL 36106-2872

**THIS AGREEMENT**, made and entered into this date by and between Summit Centre Associates, LLC

whose address is 2660 Eastchase Lane, Ste 100  
Montgomery, AL 36117-7024

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

**WHEREAS**, the parties hereto desire to amend the above Lease contract to include Block H.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective August 01, 2011, as follows: This Supplemental Lease Agreement (SLA) No. 4 has been prepared to change lease commencement date.

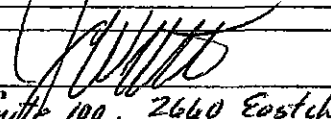
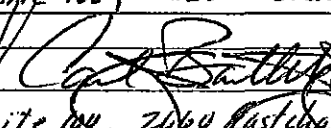
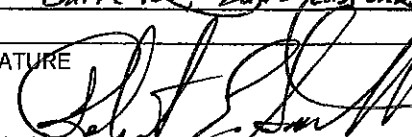
The Government shall hereby pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

BLOCKS	Sq. FT	TI RATE	TI Costs	Architctural Costs	ADP Costs*	Approved TI (NTE)
A	10,872	1.00541	\$40,218.33	\$2,260.00	\$12,175.57	\$54,653.90
B	932	0.00000	\$0.00	\$0.00	\$0.00	\$0.00
C	10,378	3.40388	\$164,451.70	\$0.00	\$12,175.57	\$176,627.27
D	3,752	2.31968	\$43,517.25	\$0.00	\$0.00	\$43,517.25
E	167	4.03249	\$3,367.13	\$0.00	\$0.00	\$3,367.13
F	5,431	1.10745	\$10,504.13	\$0.00	\$0.00	\$10,504.13
G	1,897	2.24787	\$21,321.00	\$0.00	\$0.00	\$21,321.00
H	1,438	0.00000	\$0.00	\$0.00	\$0.00	\$0.0000
<b>Total</b>	<b>34,867</b>		<b>\$283,379.54</b>	<b>\$2,260.00</b>	<b>\$24,351.14</b>	<b>\$309,990.68</b>

- At lessor's expense on the fifth (5) year of the lease Block H's carpet will be replaced.
- At lessor's expense Block H will have painted walls and cleaned carpet.
- Common Area Factor 1.15

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.

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

<b>LESSOR</b>	
SIGNATURE 	NAME OF SIGNER <u>JAMES W. WILSON, III</u>
ADDRESS <u>Suite 100, 2660 Eastchase Ln, Montgomery, AL 36117</u>	
<b>IN PRESENCE OF</b>	
SIGNATURE 	NAME OF SIGNER <u>CARL J. BARTLETT, JR.</u>
ADDRESS <u>Suite 100, 2660 Eastchase Ln, Montgomery, AL 36117</u>	
<b>UNITED STATES OF AMERICA</b>	
SIGNATURE 	NAME OF SIGNER <u>ROBERT E. SCOTT</u>
	OFFICIAL TITLE OF SIGNER <u>CONTRACTING OFFICER</u>

Paragraph 2 of the original lease is hereby deleted and replaced with the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on August 1, 2011 through July 31, 2021 subject to termination and renewal rights as may be hereinafter set forth.

Detailed Lessor's Cost Proposal and Breakdown

BLOCKS	Sq. FT	TI Costs	TI Cost w/ Const. Mgt Fee 2.5%	OH & Profit (10% of TI Cost)	Architectural Costs	ADP Costs*	Approved TI (NTE)
A	10,872	\$35,883.70	\$998.13	\$3,336.50	\$2,260.00	\$12,175.57	\$54,653.90
B	932	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
C	10,378	\$146,314.70	\$3,758.00	\$14,379.00	\$0.00	\$12,175.57	\$176,627.27
D	3,752	\$43,517.25	\$967.05	\$3,868.20	\$0.00	\$0.00	\$43,517.25
E	167	\$3,367.13	\$74.83	\$299.30	\$0.00	\$0.00	\$3,367.13
F	5,431	\$10,504.13	\$233.43	\$933.70	\$0.00	\$0.00	\$10,504.13
G	1,897	\$21,321.00	\$473.80	\$1,895.20	\$0.00	\$0.00	\$21,321.00
H	1,438	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>34,867</b>	<b>\$260,907.91</b>	<b>\$6,505.24</b>	<b>\$24,711.90</b>	<b>\$2,260.00</b>	<b>\$24,351.14</b>	<b>\$309,990.68</b>

\*ADP Cost includes a 2.5 Construction management fee of \$ 541.13 OH & Profit (10 %) in the amount of \$ 2,165.00

Paragraph 4 of the original lease is hereby deleted and replaced with the following:

4. The Government may terminate this lease in whole or in part at any time on or after July 31, 2016, by giving at least 60 days' notice in writing to the Lessor, and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

Paragraph 9 of the original lease is hereby deleted and replaced with the following:

9. Calculation for Tenant Improvement composite rates are as follows:

BLOCKS	ANSI BOMA Sq. FT	Annual TI Rate		Approved TI (NTE)
		Usable	Rentable	
A	10,872**	\$1.00541	\$ 0.87427	\$54,653.90
B	932	\$0.00000	\$0.00000	\$0.00
C	10,378**	\$3.40368	\$2.95989	\$176,627.27
D	3,752**	\$2.31968	\$2.01713	\$43,517.25
E	167**	\$4.03249	\$3.50655	\$3,367.13
F	5,431**	\$1.10745	\$0.96301	\$10,504.13
G	1,897**	\$2.24787	\$1.95469	\$21,321.00
H	1,438	\$0.00000	\$0.00000	\$0.00
<b>Total</b>	<b>34,867</b>			<b>\$309,990.68</b>

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The Tenant Improvement (TI) of \$309,990.68 which will be included in the rent will be amortized at 0% interest over the firm term of 5 years. The Government, at its election, may pay lump sum for Tenant Improvements. If this occurs the rent shall be reduced proportionately using the 0% amortization rate.

Paragraph 11 of the original lease is hereby deleted and replaced with the following:

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

Term	RSF	Shell Rate	Operating Rate	TI Rate	Rental Rate RSF (OAF)	Annual Rent	Monthly Rate
08/1/2011-07/31/2016	40,097.35	\$10.36	\$4.49	\$1.55*	\$16.40 (\$18.86)	\$657,576.10	\$54,798.01
08/1/2016-07/31/2021	40,097.35	\$13.51	\$4.49	\$0.00	\$18.00 (\$20.70)	\$721,752.30	\$60,146.02

\*TI Rate 10 and calculated as follows:  $\$309,990.68 / 5 = \$61,998.14$

$\$61,998.14 / 40,097.35 \text{ SF} = \$1.55$  See paragraph 9

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

Summit Centre Associates, LLC  
2660 Eastchase Lane, Ste 100  
Montgomery, AL 36117-7024

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