

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

LEMENTAL AGREEMENT

DATE

NO. 22

JUN 02 1994

TO LEASE NO.

GS- 04B-30123

ADDRESS OF PREMISES

1701 Columbia Avenue
College Park, GA 30337

THIS AGREEMENT, made and entered into this date by and between

whose address is

P. O. Box 11610
Columbia, South Carolina 29211

KEENAN DEVELOPMENT
ASSOCS, et. al.

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 22, 1993, as follows:

The following items reflect the reconciliation between the actual lease and the mutual measurement, final inspection and acceptance of space.

1. Standard Form 2 - Lease for Real Property
Paragraph 1 is amended to read as follows:

"The Lessor hereby leases to the Government the following described premises: A total of 212,619 net usable square feet of office and related space at 1701 Columbia Avenue, Fulton County, College Park, Georgia. The space under lease comprises the entire facility including grounds and parking within the fenced area.

2. Paragraph 2 is amended to read as follows:

"To have and to hold said premises with their appurtenances for the term beginning on September 22, 1993 through September 21, 2013, subject to termination as hereinafter set forth.

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

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

LESSOR KEENAN DEVELOPMENT ASSOCS., et. al.

BY

(Signature)

IN PRESENCE OF

(Signature)

Mayor Pro-Tem, CITY OF COLLEGE PARK

Chairman, COLLEGE PARK BIDA
Contracting Officer
GENERAL SERVICES ADMINISTRATION

UNITED STATES OF AMERICA

BY

(Signature)

(Official Title)

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3. Paragraph 5 is amended to read as follows:

This lease may be renewed at the option of the Government for the following terms and at the following rentals:

Two ten-year renewal options as follows:

1st Renewal Option: [REDACTED] [REDACTED] pnusf plus
accumulated CPI.
2nd Renewal Option: [REDACTED] [REDACTED] pnusf plus
accumulated CPI.

The Government may terminate the lease during either of the renewal periods at any time in whole or in part by giving 120 days written notice to the Lessor. All other terms and conditions of this lease shall remain the same during any renewal term. Said notice shall be computed commencing with the day after the date of mailing.

4. Paragraph 9 is amended to read as follows:

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

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE PNUSF</u>	<u>MONTHLY RENT</u>
[REDACTED] - [REDACTED]	[REDACTED]	[REDACTED]	\$320,467.939
[REDACTED] - [REDACTED]	\$3,820,763.43	[REDACTED]	\$318,396.95
[REDACTED] - [REDACTED]	\$1,112,697.26	[REDACTED]	\$ 92,724.77***
[REDACTED] - [REDACTED]	\$1,112,697.26	[REDACTED]	\$ 92,724.77***

* Current annual rental [REDACTED] x [REDACTED] = \$3,820,763.43
Plus additional requirements under
Supplemental Lease Agreement No. 16: 24,851.84
New annual rental: \$3,845,615.27

** Rental to be adjusted back to [REDACTED] pnusf, plus accumulated CPI, after five years.

*** Reflects renewal rates.



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Rent checks shall be made payable to:

The City of College Park Business and Industrial
 Development Authority
 P. O. Box F
 College Park, Georgia 30337

5. Paragraph 10 is amended to read as follows:

The Government may terminate this lease in full or in part at any time on or after September 21, 2013, by giving at least 120 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.

6. Paragraph 15 is amended to reflect the following Unit Cost Adjustments in accordance with the final inspection and acceptance of the space:

G = Gov't Owes Lessor
 L = Lessor Owes Govt't

ITEM	SFO	QUANTITY			
RATIO	QUANTITY	ACTUAL	DIFFERENCE	COST	\$ADJUSTMENT
Ceill High Partitioning (STC 37)	3,230 lf	6,883 lf	3,653 lf		(G)
42" High Partitioning (STC37)		0	64		(G)
Ceiling High Partitioning (STC 40)	4,560 lf	0 lf	4,560 lf		(L)
Ceiling High Partitioning (STC 42)	490 lf	0 lf	490 lf		(L)
Ceiling High Partitioning (STC 45)	1,240 lf	820 lf	420 lf		(L)
Ceiling High Partitioning (STC 50)	80 lf	0 lf	80 lf		(L)
Ceiling High Partitioning (STC 52)	500 lf	0 lf	500 lf		(L)

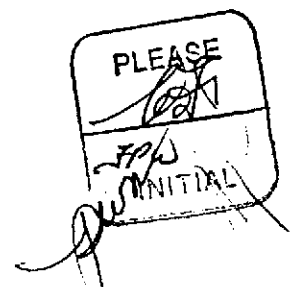
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ITEM & RATIO	SFO QUANTITY	ACTUAL	QUANTITY DIFFERENCE	COST	\$ ADJUSTMENT
Slab to Slab	1,000 lf	2,429 lf	1,429 lf		(G)
Interior Doors	325	315	10		(L)
Carpet (auditorium under seats)	0	253 syd	253		(G)
Junction	125	84	41		(L)
Clean Circuits Boxes	0	169	169		(G)
Dedicated Outlets 120V, 20Amp	0	172	172		(G)
Base Feeds	125	243	118		(G)
loor elec. Outlets	200	158	42		(L)
110 Volt & Quads	1,800	1,227	573		(L)
Telephone Outlets	200	26	174		(L)
Data/Tele/ Combo	2,150	712	1,438		(L)
4 inch conduit	0	720	720		(G)
Best Locks	160	188	28		(G)

\$ 191,600.07 (G)
 \$ 260,179.65 (L)

UNIT COSTS BALANCE DUE \$ 68,579.58 (L)



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Based on the unit cost agreement the Government is entitled to a credit of \$68,579.58 in accordance with the Solicitation for Offers, Paragraph 3.1, Unit Costs for Adjustment, Page 6 of 34. This credit will be withheld from the rental payment or payment may be made directly to the Government within sixty (60) days. (See also Paragraph 7 of this document).

7. 450 square feet of grass sod: [REDACTED]

Payment to be made as follows:

Tenant agency portion: [REDACTED] *
Government (Lessee) portion [REDACTED] **

*Lump-sum payment will be made in the amount of [REDACTED] upon acceptance by the Contracting Officer and submittal of the appropriate invoice.

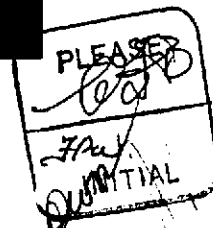
**The unit cost balance due from the Lessor in the amount of \$68,579.58 identified in Paragraph 6 of this document will be amended to reflect a reduction in the amount owed to the Government by the Lessor as follows:

Unit cost amount owed to the Government: \$68,579.58
Less Government (Lessee) amount owed to
Lessor for sod: [REDACTED]
TOTAL AMOUNT DUE GOVERNMENT: [REDACTED]

This credit will be withheld from the rental payment or payment may be made directly to the Government within sixty (60) days.

7. Paragraph 16 is amended based on the final inspection and acceptance of the Lump Sum Costs incurred:

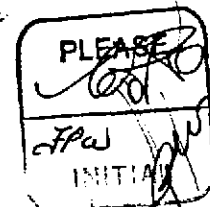
LUMP SUM ITEM		\$ ADJUSTMENT
100 ampere electrical panel	(2 ea. x [REDACTED])	\$ [REDACTED]
Video Teleconferencing:	(20 qty. x [REDACTED])	\$ [REDACTED]
Model 3002 Spiralcone Antenna		
a. Concrete pad anchors	(5 qty x [REDACTED])	\$ [REDACTED]
b. 4 to 6 anchor bolts (3/4" x 18")	(30 qty. x [REDACTED])	\$ [REDACTED]
c. Steel frame to support tri-pole frame & the hoisting anchor		\$ [REDACTED]



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LUMP SUM ITEM	\$ ADJUSTMENT
d. Metal flashing, caps and cap flashing at all supports and anchors (18 qty. x [REDACTED])	\$ [REDACTED]
Base foundations and through-wall bolts, and wall plates to meet requirements of 30 ft. side supported crank tower	\$ [REDACTED]
Anchoring system for LP10017CA antenna system	\$ [REDACTED]
Plates, anchors and frames as required for a Rotator antenna R3501DB	\$ [REDACTED]
Video teleconferencing system will require complete anchoring system for satellite dish:	
a. 2" conduit from roof access conduit to Video Center (200 lf x [REDACTED] plf)	\$ [REDACTED]
Power Requirements for ADP Room	
b. Two each 1" conduits to run from Video Center to auditorium and all conference rooms; and terminate in a 2 ft. x 4 ft. box flush with wall and as located by Government tenant:	
(2 x 400 lf x [REDACTED] plf)	\$ [REDACTED]
(2 ft. x 4 ft. box)	\$ [REDACTED]
[REDACTED]	\$ [REDACTED]
[REDACTED]	\$ [REDACTED]
Door casing - 4" stain grade wood, 8' high (5 qty. x [REDACTED] ea.)	\$ [REDACTED]
Director's Entrance: Double Glass Doors with glass side lights	\$ [REDACTED]
Power Requirements for ADP:	
a. 208 volts, 3 phases, 3/30 poles-amps L2130 (5 qty x [REDACTED] ea.)	\$ [REDACTED]



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LUMP SUM ITEM	\$ ADJUSTMENT
b. 208 volts, 3 phases, 3/20 poles-amps L2120 (5 qty x [REDACTED].)	\$ [REDACTED]
c. 120 volts, 1 phase, 1/15 poles-amps 515R (1 qty x [REDACTED].)	\$ [REDACTED]
d. 208 volts, 1 phase, 2/20 poles-amps L620 (3 qty x [REDACTED].)	\$ [REDACTED]
e. Door - SFO standard, minimum 96 in. high and 60 in. wide (1 qty x [REDACTED])	\$ [REDACTED]
f. Raised flooring: 2,972 NUSF x [REDACTED] 1,500 NUSF x [REDACTED] (to be included as part of rental rate) DIFFERENCE TO BE PAID:	\$ [REDACTED]
g. 480 volt, 3 phase, 4 wire	\$ [REDACTED]
h. 225 ampere electrical power panel	\$ [REDACTED]
i. Grounding systems for ADP & UPS	\$ [REDACTED]
j. Emergency shutdown	\$ [REDACTED]
k. Two - temperature-humidity recorders (2 @ [REDACTED] ea.)	\$ [REDACTED]
l. Door Security Alarm flush mounted high security balanced magnetic reed type contacts	\$ [REDACTED]
m. Intercom system	\$ [REDACTED]
Auditorium:	
a. Sound system	\$ [REDACTED]
b. Track lighting	\$ [REDACTED]
c. Electrically controlled screen	\$ [REDACTED]
Window view: 4 ft. x 3 ft., 7/32 in. tempered glass: (5 x [REDACTED] ea.)	\$ [REDACTED]

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LUMP SUM ITEM	\$ ADJUSTMENT
Communication Center:	
a. Doors with one-way glass (2' x 2') (2 x [REDACTED] ea.)	\$ [REDACTED]
b. Provide and install 100 ampere electrical power panel. Panel shall be 240 volts, 3 phase, 4 wire, 20 circuits (160 LF from UPS)	\$ [REDACTED]
c. Provide and install a 225 ampere electrical power panel for the HVAC systems. Panel to be 240 volts, 3 phase, 4 wire, minimum 12 circuits (160 LF from generator)	\$ [REDACTED]
d. 3/4" conduit in ceiling to run antenna wires from shaft to roof for antenna system (200 lf x [REDACTED] plf)	\$ [REDACTED]
Wellness/Fitness Facility:	
a. Everflex flooring	\$ [REDACTED]
b. Lockers	\$ [REDACTED]
c. Glass Mirrors: ACTUAL 35 FEET INSTALLED	\$ [REDACTED]
d. Sauna:	\$ [REDACTED]
Warehouse Space:	
a. Dock Leveler	\$ [REDACTED]
b. Sink: Stainless steel, 15" x 22" x 8"; hot and cold dual controlled faucet	\$ [REDACTED]
c. Trash Chutes:	\$ [REDACTED]
d. 4,000 Gallon Fuel Tank	\$ [REDACTED]
Copy Center: 230V Single Phase w/50 Amp breaker (5 x [REDACTED])	\$ [REDACTED]
Childcare: Cabinetry - Total Cost	\$ [REDACTED]



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LUMP SUM ITEM	\$ ADJUSTMENT
Wallcovering: (2,723 syds x [REDACTED] psy) (1st -5th floors; basement - none; child care - included in rental)	\$ [REDACTED]
Chair rail: (2,412 x [REDACTED] plf) (1st - 5th floors; basement - none; child care - included in rental)	\$ [REDACTED]
3 1/2 inch crown molding (director suite) (443 lf x [REDACTED] plf)	\$ [REDACTED]
Wood base: (2,382 lf x [REDACTED])	\$ [REDACTED]
Upgraded carpet: 1,534 syds x [REDACTED]	
SFO standard: 1,534 syds x [REDACTED]	
Difference to be paid:	\$ 21,850.50
TOTAL LUMP SUM: \$ 289,870.47	

Based on the actual lump sum installments, the Government has reimbursed the Lessor \$286,620.47, leaving a balance of \$3,250.00 for the "director's entrance - double glass door". Payment for this item will be made once the issue is resolved as to whether it meets the requirements, acceptance by the Contracting Officer and receipt of the appropriate invoice.

