




<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b> <b>SUPPLEMENTAL LEASE AGREEMENT</b>	<b>SUPPLEMENTAL AGREEMENT</b> <b>NO. 29</b> TO LEASE NO	<b>DATE</b>  <b>GS-04B-30123</b>																								
<b>ADDRESS OF PREMISES</b> 1701 Columbia Avenue College Park, Georgia 30387.																										
<p>THIS AGREEMENT, made and entered into this date by and between Keenan Development Associates et. al., whose address is P.O. Box 11610 Columbia, South Carolina 29211-1610, hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government; WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>May 1, 1997</u> as follows:</p> <p>1. STANDARD FORM 2, LEASE FOR REAL PROPERTY, PARAGRAPH 1 is hereby deleted in its entirety and replaced with the following:</p> <p>"The Lessor hereby leases to the government the following described premises: A total of 211,500 net useable 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 fenced area."</p> <p>2. PARAGRAPH 4, PAGE 2, OF SUPPLEMENTAL LEASE AGREEMENT (SLA) #20 is hereby deleted in its entirety and replaced with the following:</p> <p>"The Government shall pay the Lessor annual rental for the entire term, in arrears, as follows (these numbers reflect rental rates before annual CPI escalation adjustments, as outlined in the Lease):</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Term:</th> <th style="text-align: left;">Annual Rental:</th> <th style="text-align: left;">Rate NUSF:</th> <th style="text-align: left;">Monthly Rental:</th> </tr> </thead> <tbody> <tr> <td>05/01/97 - 09/21/98</td> <td>\$3,854,730.10</td> <td>\$18.23<sup>1</sup></td> <td>\$321,227.51</td> </tr> <tr> <td>09/22/98 - 07/31/99</td> <td>\$3,829,878.26</td> <td>\$18.11<sup>2</sup></td> <td>\$319,156.52</td> </tr> <tr> <td>08/01/99 - 09/21/13</td> <td>\$3,800,655.00</td> <td>\$17.97<sup>3</sup></td> <td>\$316,721.25</td> </tr> <tr> <td>09/22/13 - 09/21/23</td> <td>\$1,114,605.00</td> <td>\$ 5.27<sup>4</sup></td> <td>\$ 92,883.75</td> </tr> <tr> <td></td> <td>\$1,114,605.00</td> <td></td> <td>\$ 92,883.75</td> </tr> </tbody> </table> <p>Note 1      \$3,800,655.00 Annual Rent (211,500 NUSF x \$17.97)                     24,851.84 LAN Room Amortization, SLA No. 16                     29,223.26 Duct Bank Amortization                     \$3,854,730.10 Total Annual Rent</p> <p>Note 2      \$3,800,655.00 Annual Rent (211,500 NUSF x \$17.97)                     29,223.26 Duct Bank Amortization                     \$3,829,878.26 Total Annual Rent</p> <p>Note 3      \$3,800,655.00 Annual Rent (211,500 NUSF x \$17.97)</p> <p>Notes 4 and 5    Reflect Renewal Rates</p> <p>3. As of May 1, 1997, the total annual rental, inclusive of annual CPI escalation adjustments to date, and amortization of the LAN Room and Duct Bank, shall be \$3,930,570.08 (211,500 NUSF x \$18.5843).</p> <p style="text-align: center;">**** Page 1 of 2 ****</p> <div style="text-align: right; margin-top: 20px;">         INITIALS: _____ &amp; _____                           Lessor                      Govt       </div>			Term:	Annual Rental:	Rate NUSF:	Monthly Rental:	05/01/97 - 09/21/98	\$3,854,730.10	\$18.23 <sup>1</sup>	\$321,227.51	09/22/98 - 07/31/99	\$3,829,878.26	\$18.11 <sup>2</sup>	\$319,156.52	08/01/99 - 09/21/13	\$3,800,655.00	\$17.97 <sup>3</sup>	\$316,721.25	09/22/13 - 09/21/23	\$1,114,605.00	\$ 5.27 <sup>4</sup>	\$ 92,883.75		\$1,114,605.00		\$ 92,883.75
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GSA FORM 2702

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 29 RELEASE NO.	DATE
		GS-04B-30123	
4. This Agreement is entered into in accordance with the Settlement Agreement, dated _____, 1997, incorporated and attached hereto as Attachment "A".			
**** Page 2 of 2 ****			
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 Associates		
BY	 Michael Portland	 VP/Manager	(Title)
IN PRESENCE OF	 Denise D. Watson (Signature)	P.O. Box 1140, Columbia, SC 29211	(Address)
LESSOR	The City Of College Park		
BY	Jack Longino	Mayor, City of College Park, Georgia	(Title)
IN PRESENCE OF			
UNITED STATES OF AMERICA			
BY	William F. Norman	CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION (Official Title)	

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