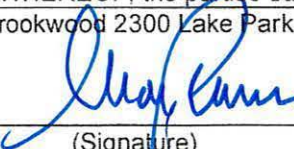
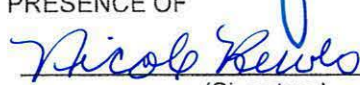



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1 TO LEASE NO. GS-04B-48008	DATE <u>July 12, 2010</u> PAGE 1 of 2
ADDRESS OF PREMISES 2300 Lake Park Drive Smyrna, GA 30080-7696		
THIS AGREEMENT, made and entered into this date by and between Brookwood 2300 Lake Park Drive, LLC whose address is 72 Cherry Hill Drive, 2 nd Floor Beverly, MA 01915-1030 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 as follows: The following paragraphs of the Lease are hereby deleted in their entirety and replaced with the following paragraphs for the purpose of commencing rent: "5. NAME AND ADDRESS OF BUILDING (Including Zip Code) 2300 Lake Park Drive Suite 220 Smyrna, GA 30080-7696 Cobb County" "PART II – OFFER, B. TERM To have and to hold, for the term commencing on <u>June 1, 2010</u> and continuing through <u>May 31, 2020</u> inclusive. The Government may terminate this lease at any time on or after June 1, 2015, by giving at least sixty (60) days notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."		
Continued on 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: Brookwood 2300 Lake Park Drive, LLC		
BY <u></u> (Signature)	<u>Manager</u> (Title)	
IN PRESENCE OF <u></u> (Signature)	<u>72 Cherry Hill Drive, Beverly, MA 01915</u> (Address)	
UNITED STATES OF AMERICA		
BY <u></u> (Signature)	William Justin Kidwell, CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION (Official Title)	

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE <u>July 12, 2010</u>
	TO LEASE NO. GS-04B-48008	PAGE 2 of 2

"7. AMOUNT OF ANNUAL RENT

At the request of the tenant agency, the Government and Lessor have agreed to delay Tenant Improvements until the end of June or beginning of July 2010. Thus, until such work is completed, annual rent at lease commencement will exclude the Tenant Improvement Allowance, yielding annual rent of \$29,788.37 to include only Shell and Operating. Upon substantial completion of Tenant Improvements, annual rent will be adjusted upward to include the Tenant Improvement Allowance, yielding annual rent of \$42,548.11, or annual rent including the *actual* cost of Tenant Improvements, whichever amount is the lesser of the two. Furthermore, payments for Tenant Improvements shall be retroactive starting June 1, 2010."

"8. RATE PER MONTH

Prior to completion of Tenant Improvements, the monthly rate will be \$2,482.36. Upon substantial completion of Tenant Improvements, the monthly rate will be adjusted upward to include the Tenant Improvement Allowance, yielding monthly rent of \$3,545.68, or \$2,482.36 plus the actual monthly cost of Tenant Improvements, whichever amount is the lesser of the two. Furthermore, payments for Tenant Improvements shall be retroactive starting June 1, 2010."

"9. MAKE CHECKS PAYABLE TO (Name and Address)

Brookwood 2300 Lake Park Drive, LLC
72 Cherry Hill Drive, 2nd Floor
Beverly, MA 01915-1030"

"10a. NAME AND ADDRESS OF OWNER (Include ZIP code. If requested by the Government and the owner is a partnership or joint venture, list all General Partners, using a separate sheet, if necessary.)

Brookwood 2300 Lake Park Drive, LLC
72 Cherry Hill Drive, 2nd Floor
Beverly, MA 01915-1030"

In accordance with Paragraph 2.2 (Broker Commission and Commission Credit) of Attachment 1 to GSA Form 3626, the Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of the Lease. The total amount of the commission shall be fully determined, via subsequent SLA, at substantial completion of Tenant Improvements and rental reconciliation of the Lease. 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 [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit shall also be fully determined, via subsequent SLA, at substantial completion of Tenant Improvements and rental reconciliation of the Lease so as to accurately account for it at one time. The Lessor agrees to pay the commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph. Any commissions due and owing to the Broker at lease award, if any, shall have already been paid by the Lessor in accordance with the Commission Agreement as agreed to and executed by the Lessor and the Broker.

GSA Forms 1217 (Lessor's Annual Cost Statement) and 1364 (Proposal to Lease Space) are attached and hereby incorporated into the Lease by reference.

INITIALS: AM & WGL
LESSOR & GOV'T