

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT No. 4	DATE <div style="font-size: 1.5em; font-family: cursive;">4/15/11</div>								
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS-04B-59089									
ADDRESS OF PREMISES: 3800 Camp Creek Parkway, Building 2000, Atlanta, GA 30331-6053										
THIS AGREEMENT, made and entered into this date by and between Duke Realty Limited Partnership whose address is: 3950 Shackleford Road, Suite 300 Duluth, GA 30096-1860 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 February 23, 2011 to establish the final occupancy date as April 1, 2011 and revise the rent schedule established in the Lease to reflect the April 1, 2011 occupancy date and reconcile the rent to reflect the amount of T/I used to construct the premises (established in Supplemental Lease Agreement 3 as \$830,273.21) per Solicitation For Offers 7GA2198 Paragraph 1.11. Paragraphs 2, 3 and 10 of the Lease are hereby deleted in their entirety and the following is substituted therefore: <div style="margin-top: 20px;"> <p>2. TO HAVE AND TO HOLD the said premises with their appurtenances for the ten (10) years, ten (10) years firm, subject to termination and renewal rights as may be hereinafter set forth. The Lessor shall deliver the premises to the Government substantially complete no later than forty-five (45) working days subsequent to the Government's approval of design intent drawings.</p> <p>3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:</p> <table style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 5px;"><u>TERM</u></th> <th style="text-align: left; padding: 5px;"><u>ANNUAL RENT</u></th> <th style="text-align: left; padding: 5px;"><u>PRSF RATE</u></th> <th style="text-align: left; padding: 5px;"><u>MONTHLY RATE</u></th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">04/01/11 – 03/31/21</td> <td style="padding: 5px;">\$672,888.27</td> <td style="padding: 5px;">\$19.71</td> <td style="padding: 5px;">\$56,074.02</td> </tr> </tbody> </table> <p>The above annual rent is inclusive of the annual operating rental rate but does not include potential CPI adjustments described in Solicitation For Offers 7GA2198 paragraph 3.5, <i>Operating Costs</i>.</p> <p>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.</p> <p style="margin-top: 10px;">Continued on Page 2 (of 2)</p> </div>			<u>TERM</u>	<u>ANNUAL RENT</u>	<u>PRSF RATE</u>	<u>MONTHLY RATE</u>	04/01/11 – 03/31/21	\$672,888.27	\$19.71	\$56,074.02
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04/01/11 – 03/31/21	\$672,888.27	\$19.71	\$56,074.02							
All other terms and conditions of the lease shall remain in force and effect.										
LESSOR										
SIGNATURE <i>J. Christopher Brown</i> BY: Duke Realty Corporation	NAME OF SIGNER J. Christopher Brown									
ADDRESS 3950 Shackleford Rd., Suite 300, Duluth, GA 30096										
IN THE PRESENCE OF (SIGNATURE) <i>Kim Martens</i>	NAME OF SIGNER Kim Martens									
UNITED STATES OF AMERICA										
SIGNATURE <i>[Signature]</i>	NAME OF SIGNER Daniel D. Chevis									
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER									

10. In accordance with Solicitation for Offers 7GA2198 paragraph 1.11, Tenant Improvements Rental Adjustment, the actual cost of Tenant Improvements shall be reconciled and rent adjusted accordingly. *Rental Adjustments*, the rent rate in paragraph 3 above for the rent over the firm term of the Lease period April 1, 2011 – March 31, 2021 (120 months) includes \$830,273.21 Tenant Alterations costs ((\$3.04 per ABOASF, per 30,722 ABOASF), amortized over the Ten (10) year firm term period of the lease contract at an interest rate of 2.4% per year, using end of month payment computations (\$3.04 per ABOASF, \$2.74 per RSF). In accordance with Solicitation for Offers 7GA2198 paragraph 1.11, Tenant Improvements Rental Adjustment, the actual cost of Tenant Improvements shall be reconciled and rent adjusted accordingly.

INITIALS:


LESSOR


GOV'T