

Supplemental Lease Agreement

Number 3

Lease Number:	GS-04B-61072	Date:	2/29/12
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731 Queens City Parkway, Gainesville, GA 30501-4357

THIS AGREEMENT, made and entered into this date by and between Walters Income Properties, LP whose address is 714 Green Street, Gainesville, GA 30501-3322, hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease to establish the rent commencement date of January 15, 2012.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective February 6, 2012 as follows:

The start date for Shell Rent is hereby established as January 15, 2012. No Operating or Tenant Improvement Rent will be due until the Tenant Improvements have been completed by the Lessor and the Premises has been accepted by the Government. In accordance with Solicitation for Offers OGA2054, Paragraph 3.3, upon completion of the Tenant Improvements, the amount of T/I utilized will be amortized over the remaining, non-cancelable term of the lease at a rate of 6.00% and will be added to the Annual Total Rent. The supplemental lease agreement accepting the completed Premises will establish a revised rent table based on the amounts due and owing by the Government to the Lessor as of the date of acceptance and will be based on the Shell Rate, Operating Costs and Tenant Improvement Allowance established in the Standard Form 2.

.....End of Document.....

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

Lessor: Walters Income Properties, LP

By <u><i>J. A. Walters</i></u> (Signature)	<u>2/28/12</u> (Title)
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In Presence of <u><i>Barla Eden</i></u> (Signature)	<u>714 Green St. Gainesville, GA</u> (Address) <u>30501</u>
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United States Of America, General Services Administration, Public Buildings Service.

<u><i>Brian Narducci</i></u> Brian Narducci	<u>Contracting Officer</u> (Official Title)
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