

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	Supplemental Lease Agreement NO. 2	DATE <i>11/15/2012</i>																																																																																																														
SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS-O4B-61936																																																																																																															
ADDRESS OF PREMISES: 33 Bull Street, Suite 570, Savannah, GA 31401-3336																																																																																																																
<p>THIS AGREEMENT, made and entered into this date by and between Bull Street Associates</p> <p>whose address is 33 Bull Street, Savannah, GA 31401-3336</p> <p>Hereinafter-called Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>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, to document the acceptance of tenant improvements, establish beneficial occupancy, and make corrections to annual Tenant Improvement Allowance.</p> <p>1. Lease Term shall be amended to establish the beneficial occupancy date as commencing on November 1, 2012 and ending on October 31, 2022 subject to termination rights as may be hereinafter set forth.</p> <p>1.03 Rental consideration</p> <p>a. The Government shall pay the Lessor annual rent, payable monthly in arrears, at the following rates.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Lease Year</th> <th>Annual Shell</th> <th>Annual Operating Rent</th> <th>Annual TI</th> <th>Shell /RSF</th> <th>Operating Rent/ RSF</th> <th>TI/ RSF</th> <th>Total Annual Rent</th> <th>Total Annual Rate</th> <th>Monthly Rate</th> </tr> </thead> <tbody> <tr><td>1</td><td>\$71,430.37</td><td>\$25,231.13</td><td>\$17,528.51</td><td>\$14.41</td><td>\$5.09</td><td>\$3.54</td><td>\$114,190.01</td><td>\$23.04</td><td>\$9,515.83</td></tr> <tr><td>2</td><td>\$71,430.37</td><td>\$25,735.35</td><td>\$17,528.51</td><td>\$14.41</td><td>\$5.19</td><td>\$3.54</td><td>\$114,694.63</td><td>\$23.14</td><td>\$9,557.89</td></tr> <tr><td>3</td><td>\$71,430.37</td><td>\$26,250.47</td><td>\$17,528.51</td><td>\$14.41</td><td>\$5.30</td><td>\$3.54</td><td>\$115,209.35</td><td>\$23.25</td><td>\$9,600.78</td></tr> <tr><td>4</td><td>\$71,430.37</td><td>\$26,775.48</td><td>\$17,528.51</td><td>\$14.41</td><td>\$5.40</td><td>\$3.54</td><td>\$115,734.36</td><td>\$23.35</td><td>\$9,644.53</td></tr> <tr><td>5</td><td>\$71,430.37</td><td>\$27,310.99</td><td>\$17,528.51</td><td>\$14.41</td><td>\$5.51</td><td>\$3.54</td><td>\$116,269.87</td><td>\$23.46</td><td>\$9,689.16</td></tr> <tr><td>6</td><td>\$76,238.66</td><td>\$27,857.21</td><td>\$0.00</td><td>\$15.38</td><td>\$5.62</td><td>\$0.00</td><td>\$104,095.87</td><td>\$21.00</td><td>\$8,674.66</td></tr> <tr><td>7</td><td>\$76,238.66</td><td>\$28,414.35</td><td>\$0.00</td><td>\$15.38</td><td>\$5.73</td><td>\$0.00</td><td>\$104,653.01</td><td>\$21.11</td><td>\$8,721.08</td></tr> <tr><td>8</td><td>\$76,238.66</td><td>\$28,982.64</td><td>\$0.00</td><td>\$15.38</td><td>\$5.85</td><td>\$0.00</td><td>\$105,221.30</td><td>\$21.23</td><td>\$8,768.44</td></tr> <tr><td>9</td><td>\$76,238.66</td><td>\$29,562.29</td><td>\$0.00</td><td>\$15.38</td><td>\$5.96</td><td>\$0.00</td><td>\$105,800.95</td><td>\$21.34</td><td>\$8,816.75</td></tr> <tr><td>10</td><td>\$76,238.66</td><td>\$30,153.54</td><td>\$0.00</td><td>\$15.38</td><td>\$6.08</td><td>\$0.00</td><td>\$106,392.20</td><td>\$21.46</td><td>\$8,866.02</td></tr> </tbody> </table> <p>1. The Tenant Improvements of \$77,404.00 are amortized at a rate of 5.0% percent per annum over 5 years</p> <p>2. Rate to be rounded</p> <p>1.05 Termination rights, the Government may terminate this lease, in whole or in part, after October 31, 2017 by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.</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>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>			Lease Year	Annual Shell	Annual Operating Rent	Annual TI	Shell /RSF	Operating Rent/ RSF	TI/ RSF	Total Annual Rent	Total Annual Rate	Monthly Rate	1	\$71,430.37	\$25,231.13	\$17,528.51	\$14.41	\$5.09	\$3.54	\$114,190.01	\$23.04	\$9,515.83	2	\$71,430.37	\$25,735.35	\$17,528.51	\$14.41	\$5.19	\$3.54	\$114,694.63	\$23.14	\$9,557.89	3	\$71,430.37	\$26,250.47	\$17,528.51	\$14.41	\$5.30	\$3.54	\$115,209.35	\$23.25	\$9,600.78	4	\$71,430.37	\$26,775.48	\$17,528.51	\$14.41	\$5.40	\$3.54	\$115,734.36	\$23.35	\$9,644.53	5	\$71,430.37	\$27,310.99	\$17,528.51	\$14.41	\$5.51	\$3.54	\$116,269.87	\$23.46	\$9,689.16	6	\$76,238.66	\$27,857.21	\$0.00	\$15.38	\$5.62	\$0.00	\$104,095.87	\$21.00	\$8,674.66	7	\$76,238.66	\$28,414.35	\$0.00	\$15.38	\$5.73	\$0.00	\$104,653.01	\$21.11	\$8,721.08	8	\$76,238.66	\$28,982.64	\$0.00	\$15.38	\$5.85	\$0.00	\$105,221.30	\$21.23	\$8,768.44	9	\$76,238.66	\$29,562.29	\$0.00	\$15.38	\$5.96	\$0.00	\$105,800.95	\$21.34	\$8,816.75	10	\$76,238.66	\$30,153.54	\$0.00	\$15.38	\$6.08	\$0.00	\$106,392.20	\$21.46	\$8,866.02
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<p>LESSOR: BULL STREET ASSOCIATES</p> <p>BY <u><i>Richard L. Henry Jr.</i></u> (Signature) <u>general partner</u> (Title)</p> <p>IN PRESENCE OF <u><i>Snobee</i></u> (Witness) <u>[Redacted]</u> (Address)</p>																																																																																																																
<p>UNITED STATES OF AMERICA:</p> <p>BY <u><i>[Signature]</i></u> (Signature) <u>CONTRACTING OFFICER</u> (Official Title)</p> <p style="text-align: right;">GENERAL SERVICES ADMINISTRATION</p>																																																																																																																