

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 2

DATE:

6/6/12

TO LEASE NO. LGA62208

**DUPLICATE ORIGINAL**

ADDRESS OF PREMISES:

2077 Convention Center Concourse, College Park, GA 30337-4201

THIS AGREEMENT, made and entered into this date by and between College Park Gateway Office One, LLC

whose address is

3625 Cumberland Blvd, Suite 400  
Atlanta, GA 30339-3374

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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 upon Government Execution, as follows:

The purpose of this Supplemental Lease Agreement (SLA) Two (2) is to provide Notice to Proceed on the Tenant Improvement Budget and adjust the rental rate accordingly.

Paragraph 3 is hereby deleted in its entirety and replaced with:

1. The Government shall pay the Lessor monthly in arrears in accordance with the following table:

Year	Shell	Base Cost of Services	Tenant Improvement Allowance	Building Specific Security Costs	Rent per RSF	Total Annual Rent	Total Monthly Rent
1-5	\$ 14.32	\$ 5.22	\$ 4.50	\$ 0.26	\$ 24.30	\$ 413,176.63	\$ 34,431.39
6-10	\$ 16.20	\$ 5.22	\$ -	\$ 0.26	\$ 21.68	\$ 368,550.00	\$ 30,712.50

Rent shall be adjusted in accordance with the provisions of the Solicitation for Offers and General Clauses. Rent for a lesser period shall be prorated. Rent shall be made payable to:

College Park Gateway Office One, LLC  
3625 Cumberland Blvd, Suite 400  
Atlanta, GA 30339

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

LESSOR: College Park Gateway Office One, LLC

By: K. M. K.  
(Signature)

MANAGER  
(Title)

In the presence of Dana M. Falls  
(Signature)

\_\_\_\_\_  
(Title)

UNITED STATES OF AMERICA

BY Pamela W. Murphy

Pamela W. Murphy, Contracting Officer  
General Services Administration  
400 W Bay Street Suite 67  
Jacksonville, FL 32202-4410

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**No. 2**

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**TO LEASE NO.  
LGA62208**

Paragraph 27 is hereby added to the lease:

**27. NOTICE TO PROCEED**

The Government has determined that the Lessor's TI proposal dated May 23, 2012 and hereby attached to this SLA in the amount of \$382,736.08 is fair and reasonable. Upon full execution and delivery of this Supplemental Lease Agreement (SLA) the Lessor can consider this as a Notice to Proceed with the construction of the tenant improvements, in the amount not to exceed \$382,736.08, which is less than the Tenant Improvement Allowance of \$718,050.00 stipulated in Paragraph 7 of the SF2. The amount of \$382,736.08 shall be amortized through the rent over the firm term of the Lease (60 months) at the rate of 0%. Therefore the amortized tenant improvement cost is \$76,547.22 per annum or \$5.10 per OASF or \$4.60 per RSF.

The Government, if approved by the Contracting Officer in writing, may adjust the amortized amount to reflect any additional Tenant improvement costs during the course of the project. Any Tenant Improvement amount above the original tenant allowance of \$718,050.00 will be paid pursuant to Paragraph 3.3 of the SFO.

Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent Supplemental Lease Agreement.

All other terms and conditions of the lease shall remain in force and effect.

Initials:

          
Lessor

&

          
Govt