

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 1

DATE:

3/12/12

TO LEASE NO. LGA62208

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

DUPLICATE

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.

ORIGINAL

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 March 16, 2012.

The purpose of this Supplemental Lease Agreement Number 1 is to correct the commission paragraph. Accordingly, the following paragraphs of the lease are amended as follows:

1. The Lease is hereby amended to reflect the lease term as follows:

CBRE, Inc. ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Tenant Improvements excluded from the commission calculation. Only [REDACTED] of the Commission, will be payable to CBRE, Inc. with the remaining [REDACTED] which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest period practicable.

Notwithstanding Paragraph 3 of this Lease, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$40,017.50 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent;

Second Month's Rental Payment \$40,017.50 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent;

Third Month's Rental Payment \$40,017.50 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent;

2. In accordance with SFO paragraph 4.3, Operating Costs Base, the escalation base is established as \$88,740.00 \$5.22 RSF/ \$5.92/USF per annum.

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.

Page 1 of 2

LESSOR: College Park Gateway Office One, LLC

By:

K. M. K.

(Signature)

MANAGER

(Title)

In the presence of

Rene M. Falls

(Signature)

(Title)

LGA62208

UNITED STATES OF AMERICA

BY Pamela W. Murphy
LGA62208

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

page 2 of 2

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