

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		SUPPLEMENTAL AGREEMENT NO. 3	DATE 3/3/2011															
SUPPLEMENTAL LEASE AGREEMENT		TO LEASE NO. GS-04B-59169																
Page 1 of 2																		
ADDRESS OF PREMISES Plaza One Metro Center 220 Athens Way Nashville, TN 37228-1304																		
THIS AGREEMENT, made and entered into this day by and between IPC METROCENTER, LLC whose address is 200 Athens Way Nashville, TN 37228-1308 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 <u>March 1, 2011</u> , to establish the terms of the lease based upon the mutual measurement of space, the annual rental rate, the percentage of occupancy and the negotiated lease commencement date. The lease is amended as follows: GSA Standard Form 2, Paragraph 2 is amended to read: "To have and to hold the said premises with their appurtenances for the term beginning on <u>March 1, 2011</u> THROUGH <u>February 28, 2021</u> subject to termination and renewal rights as may be hereinafter set forth." GSA Standard Form 2, Paragraph 3, is amended to read: "The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows: <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;"><u>TERM</u></th> <th style="text-align: left;"><u>ANNUAL RENT</u></th> <th style="text-align: left;"><u>PRSF RATE</u></th> <th style="text-align: left;"><u>ABOASF RATE</u></th> <th style="text-align: left;"><u>MONTHLY RATE</u></th> </tr> </thead> <tbody> <tr> <td>3/1/11 - 2/29/16</td> <td>\$317,152.01</td> <td>\$24.50</td> <td>\$28.42</td> <td>\$26,429.33</td> </tr> <tr> <td>3/1/16 - 2/28/21</td> <td>\$239,057.21</td> <td>\$18.47</td> <td>\$21.42</td> <td>\$19,921.43</td> </tr> </tbody> </table> GSA Standard Form 2, Paragraph 4, is amended to read: "The Government may terminate this lease, in whole or in part, at any time on or after February 29, 2016, by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing." GSA Standard Form 2, Paragraph 11, is amended to read: "In accordance with Paragraph 1.12 (Building Shell Requirements) of SFO No. 8TN2085, the shell rate is established as \$12.52 per ABOASF (\$10.79 per RSF) for years 1-5 and \$14.42 per ABOASF (\$12.43 per RSF) for years 6-10." <i>Continued on page 2</i> 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.				<u>TERM</u>	<u>ANNUAL RENT</u>	<u>PRSF RATE</u>	<u>ABOASF RATE</u>	<u>MONTHLY RATE</u>	3/1/11 - 2/29/16	\$317,152.01	\$24.50	\$28.42	\$26,429.33	3/1/16 - 2/28/21	\$239,057.21	\$18.47	\$21.42	\$19,921.43
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LESSOR IPC METROCENTER, LLC <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: center;">BY (Signature) <i>James B. Boland</i> IN PRESENCE OF (Signature) <i>Allen Allen</i></p> </div> <div style="width: 45%; text-align: center;"> <p><i>Vice President</i> (Title) 303 N. Hurstbourne Pkwy. Ste. 115 Louisville, Ky 40222 (Address)</p> </div> </div>																		
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<p>GSA Standard Form 2, Paragraph 12 is amended to read: "In accordance with Paragraph 4.1.C (Measurement of Space) of SFO No. 8TN2085, the common area factor is established at 16%, or 1.16, based on 12,943 RSF and 11,158 ABOASF."</p> <p>GSA Standard Form 2, Paragraph 13 is amended to read: "In accordance with paragraph 4.2 (Tax Adjustment) of SFO No. 8TN2085, the percentage of occupancy is established as 9.2 % (based on total building area of 140,727 RSF and the Government's occupancy of 12,943 RSF). Percentage of occupancy is subject to revision based on actual measurement of Government occupied space at time of final inspection, not to exceed the maximum ABOASF stated in the SFO and in accordance with GSA Form 3517B."</p>			
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.			
LESSOR IPC METROCENTER, LLC			
BY (Signature) James B. Beland		Vice President (Title) 303 N. Hurstbourne Parkway Ste 115 Louisville, Ky 40222 (address)	
IN PRESENCE OF (Signature) Alli Alli			
UNITED STATES OF AMERICA Marcus Skinner		Contracting Officer	
BY (Signature) Marcus Skinner		GENERAL SERVICES ADMINISTRATION (Official Title)	