

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-04B-59152	DATE <u>MARCH 15, 2011</u>	PAGE 1 of 2
ADDRESS OF PREMISES 3210 Highway 15 North, Laurel, MS 39440			

THIS AGREEMENT, made and entered into this date by and between **Sturncor Investment Group, LLC** whose address is 121 Adris Place Dothan, Alabama 36303-1997

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 beneficial occupancy.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective January 21, 2011, as follows:

Paragraph 2 of the lease is hereby deleted in its entirety and replaced with the following:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for hte term beginning on **January 21, 2011** and continuing through **January 20, 2026**, subject to termination and renewal rights as may be hereinafter set forth."

Paragraph 3 of the lease is hereby deleted in its entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:


Term	Shell Rent	Operating Rent	Tenant Improvement	Annual Rent	Rate Per RSF	Rate Per USF*
1/21/2011 - 1/20/2021	\$175,340.95	\$44,380.00	\$36,884.21	\$256,605.16	\$28.91	\$33.24
1/21/2021 - 1/20/2026	\$185,597.16	\$44,380.00	\$0.00	\$229,977.16	\$25.91	\$29.79

*rounded


Tenant Improvement Allowance of \$253,337.58 or \$32.82 per ANSI/BOMA Office Area Square Feet, which is included in the rent using the 8.0% amortization rate over the firm term of ten (10) years. The Government at its election may pay lump sum for Tenant Improvements. If this occurs, the rent shall be reduced proportionately using the 8.0% amortization rate.

All other Terms and Conditions of the Lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties hereunto subscribed their names as of the above date.

LESSOR

	NAME OF SIGNER <u>Lora L. Johnson</u>
	ADDRESS <u>121 Adris Pl, Dothan AL 36303</u>

IN PRESENCE OF

	NAME OF SIGNER <u>Allison Hall</u>
	ADDRESS <u>139 Marilyn Dr. Dothan AL 36301</u>

UNITED STATES OF AMERICA

	NAME OF SIGNER <u>RYAN Y. JOHNSON</u>
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

Rent for a lessor period shall be prorated. Rent Check shall be made payable to:
Sturncor Investment Group, LLC
121 Adris Place
Dothan, Alabama 36303-1997"

Paragraph 4 of the lease is hereby deleted in its entirety and replaced with the following:

"4. The Government may terminate this lease, in whole or in part, at any time on or after January 21, 2021 by giving the Lessor at least sixty 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 day of mailing."

END OF DOCUMENT

INITIALS:  LESSOR
GOVT