

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 3 TO LEASE NO. GS-04B-50022	DATE <u>7/25/12</u> PAGE 1 of 26												
ADDRESS OF PREMISES 2644 Knob Creek Road Johnson City, TN 37603														
THIS AGREEMENT, made and entered into this date by and between Hoover Property Johnson City, LLC whose address is 13775 N. Nebraska Avenue Tampa, FL 33613-3320 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government: NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>July 23, 2012</u> , as follows: This Supplemental Lease Agreement serves as the Lessor's Notice to Proceed (NTP) , upon execution by both parties, for the construction of Tenant Improvements in and around the space leased by the Government at the above listed address in Johnson City, Tennessee: <ul style="list-style-type: none"> • The painting of conduits in secure rooms (Exhibit "A" pages 3-4) • [REDACTED] at the front of the building (Exhibit "A" pages 5-7) • The installation of wooden cabinets (Exhibit "A" pages 8-11) • Additional [REDACTED] (Exhibit "A" pages 12-26) Improvements shall be completed no later than August 10, 2012 and in accordance with the specifications set forth in Exhibit A. The revised cost of the project is as follows: <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding-right: 20px;">Base Cost of Tenant Improvements:</td> <td style="text-align: right;">\$ 1,062,462.06</td> </tr> <tr> <td>Change Order #3</td> <td style="text-align: right;"><u>\$ 132,564.12</u></td> </tr> <tr> <td>New Total for Tenant Improvements:</td> <td style="text-align: right;"><u>\$ 1,195,026.18</u></td> </tr> <tr> <td> </td> <td></td> </tr> <tr> <td>Tenant Improvement Amortized in Rent:</td> <td style="text-align: right;">\$ 355,976.35</td> </tr> <tr> <td>Lump Sum Payment to Lessor:</td> <td style="text-align: right;">\$ 839,049.83</td> </tr> </table> The Government hereby agrees to reimburse the Lessor for the construction of tenant improvements in the final amount of <u>\$1,195,026.18</u> , of which <u>\$355,976.35</u> will be amortized over 120 months at 7.0% interest payable monthly in arrears as a component of total rent and the remaining <u>\$839,049.83</u> will be paid in a lump-sum payment after completion of the work and acceptance by the Government. All systems installed, prior to or included in the Tenant build-out shall be maintained, as stated in SFO 7TN2106. This NTP is 'Fixed and Firm' for all items noted in the above items/documents. 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.			Base Cost of Tenant Improvements:	\$ 1,062,462.06	Change Order #3	<u>\$ 132,564.12</u>	New Total for Tenant Improvements:	<u>\$ 1,195,026.18</u>	 		Tenant Improvement Amortized in Rent:	\$ 355,976.35	Lump Sum Payment to Lessor:	\$ 839,049.83
Base Cost of Tenant Improvements:	\$ 1,062,462.06													
Change Order #3	<u>\$ 132,564.12</u>													
New Total for Tenant Improvements:	<u>\$ 1,195,026.18</u>													
Tenant Improvement Amortized in Rent:	\$ 355,976.35													
Lump Sum Payment to Lessor:	\$ 839,049.83													
L E IN	[REDACTED] JOHNSON CITY, LLC [REDACTED] [REDACTED]	_____ CFO (Title) <u>13775 N. NEBRASKA AVE</u> <u>TAMPA, FL 33613</u> (Address)												
UNITED STATES OF AMERICA BY	[REDACTED]	_____ Randell G. Mills CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION (Official Title)												

