

NO. 21

2/1/2008

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS-04B-45056

ADDRESS OF PREMISES 1200 8th Avenue North
Birmingham, AL

THIS AGREEMENT, made and entered into this day by and between:
8th & 14th, L.L.C.

Whose address is: 4200 West Cypress Street
Suite 444
Tampa, FL 33607-4168

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, as follows:

This Supplemental Lease Agreement (SLA) No. 21 has been prepared to document the actual date of Substantial
Completion, based on the three (3) Temporary Certificates of Occupancy dated January 28, 2008, as issued by
the City of Birmingham, attached to and made a part of this SLA. The date of January 28, 2008, is also
considered to be the rent commencement date for the [redacted] Birmingham facility, as noted below:

Paragraph 2 of the Lease is amended, as follows: TO HAVE AND TO HOLD the said premises with their
appurtenances for the term beginning on January 28, 2008, through January 27, 2028, which constitutes the
twenty (20) year firm term lease with no termination rights, except as otherwise provided within the terms and
conditions of the Lease.

The Lessor shall have 30 days or until February 29, 2008, to resolve all of the deficiencies detailed in the
Government's official Punch List dated January 21, 2008, comprised of 180 pages, prepared by Phillip Stafford
(F&G), and the [redacted] representatives, and submitted to OPUS South Corp. on January 29, 2008. NOTE: The
cover sheet is attached to and made a part of this SLA for identification purposes only.

The only exceptions to the imposed completion date of February 29, 2008, that were negotiated between the
parties are detailed on the attached "Schedule / Construction Status" matrix prepared by OPUS South Corp. and
accepted by the Government, as noted. A follow-up punch list review will be conducted on or before March 5,
2008, to ensure compliance with the contractual terms.

*****End of SLA #21*****

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
8th & 14th, L.L.C.

By
(Signature)
IN PRESENCE OF
(Witness)

R. Bruce Wood
[Signature]

(Title) Vice President

(Address)

UNITED STATES OF AMERICA

BY
(Signature)

Cheney

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)