

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE**

SUPPLEMENTAL
AGREEMENT No.

DATE
4/4/2012

3

SUPPLEMENTAL LEASE AGREEMENT

LEASE NO.GS - 04B -50116

ADDRESS OF PREMISES **Madison Research Park
1038 Research Blvd
Madison, AL 95758-2040**

THIS AGREEMENT, made and entered into this date by and between **Catalyst MRP West, LLC**

whose address is **1901 Avenue of the Stars- Suite 820
Los Angeles, CA 90067-6010**

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 March 1st, 2012, as follows:

1). Paragraph 1 of the lease is amended as follows:

- The Lessor leases to the Government a total of 25,573 ANSI BOMA Office Area square feet, 25, 700 Rentable Square Feet (RSF) of office and related space at 1038 Research Boulevard, Madison, AL, 95758-2040. Together with 109 Surface Parking Spaces, located on-site, of the leased location for exclusive Government use.

2). Paragraph 2 of the lease is amended as follows:

- To have and to hold the said premises with their appurtenances for ten (10) years, (5) years firm. Subject to termination and renewal rights as may be hereinafter set forth. The commencement date of the rental shall be March 1st, 2012 and shall expire on February 28th, 2022. The Government may terminate this lease in whole or in part at any time on or after (5th year) February 28th, 2017 by giving at least 60 days prior notice in writing to the Lessor. No rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

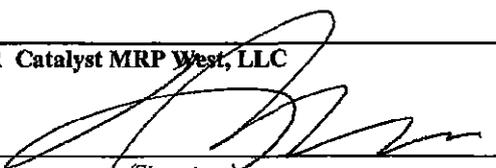
3). Paragraph 3 of the lease is amended as follows:

- 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	MONTHLY RATE	PRSF RATE
March 1 st , 2012- Feb 28 th , 2022	\$280,387.00 (Annual)	\$88,922.00 (Annual)	\$102,957.23 (Annual)	\$472,266.23 (Total)	\$39,355.52 (rounded)	\$18.38

IN WITNESS WHEREOF, the parties subscribed their names as of the above date

LESSOR Catalyst MRP West, LLC

BY 
(Signature)


President
(Title)

IN PRESENCE OF 



UNITED STATES OF AMERICA

BY 
(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)

