

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-04B-33138

ADDRESS OF PREMISES KOGER CENTER
2601 FLOWERS ROAD, SOUTH
ATLANTA, GEORGIA 30341

THIS AGREEMENT, made and entered into this date by and between KOGER EQUITY, INC.

whose address is 3986 BOULEVARD CENTER
SUITE 101
JACKSONVILLE, FL 32207

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. The Lease as amended by Supplemental Lease Agreements (SLAs) 1, 2, 3, 4, 5, 6, 7, and 8, is hereby further amended by this SLA, effective as follows:

1. Within 60 days from the date of execution of this SLA, or sooner if possible, the Lessor will complete all alterations to approximately 4,341 Rentable Square Feet (RSF) of expansion space acquired by the Government under SLA No. 7. In particular, the Lessor will make every effort to complete the Cytology Room (#1812) for use on or before May 1, 1998. The alterations are to be completed based on the Government's approved Space Design Plans and written Scope of Work, which are attached to and made part of this SLA.

The 4,341 RSF of space is located at Koger Center in the Williams Building, 2877 Brandywine Road, Atlanta, Georgia 30341, on the 1st Floor in Suite 110.

2. Upon completion by the Lessor and acceptance by the Government of the alterations and receipt of invoice from the Lessor as set forth in the General Conditions (attached), the Government will make a one-time lump sum payment to the Lessor in the amount of \$132,285 as negotiated, as complete payment of the construction cost. No construction cost will be amortized and included in the rental rate.

3. The \$1.65 per Rentable Square Foot (RSF) Reduction for Vacant Space will remain in effect until the tenant agency actually occupies the space. The Reduction for Vacant Space will not be removed effective the date the Government accepts the space as completed, unless the tenant agency will immediately begin relocating to occupy the space.

4. The approved Space Design Plans (Dated 10/16/97 with Revision Dated 01/21/98), the approved Written Scope of Work (Dated 01/21/98), and the General Conditions are attached to and made part of this SLA.

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 KOGER EQUITY, INC.

BY Kenneth D. Lund
(Signature)

KENNETH D. LUND
Vice President
(Title)

IN PRESENCE OF
Shorey L. Allen
(Signature)

3986 Boulevard Center Drive
Jacksonville, Florida 32207
(Address)

UNITED STATES OF AMERICA

BY William T. Jones, Jr.
(Signature)

Contracting Officer
GENERAL SERVICES ADMINISTRATION
(Official Title)

William T. Jones, Jr.