

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT DATE

NO. 1718 01/26/01

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS-04B-33138

ADDRESS OF PREMISES WILLIAMS BUILDING  
2601 FLOWERS ROAD SOUTH  
ATLANTA, GEORGIA 30341

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

whose address is 8880 FREEDOM CROSSING TRAIL  
JACKSONVILLE, FLORIDA 32256

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 3/12/01, as follows:

1. The Government accepts your offer dated December 7, 2000, (copy attached), to provide an expansion to [redacted] space on the second floor (Suite 200), of the Williams Building. This expansion consists of 12,831 rentable square feet (rsf)/11,456 useable square feet (usf), this usf based on the building's common area factor of approximately 12%.
2. Lease rights for this expansion space will end on July 31, 2008, with the firm term ending on March 31, 2006.
3. The \$22.40 prsf rate offered is based on the following:
  - a) The "Warm-Lit Shell," included by the Lessor as part of the rental consideration, shall consist of the following: all code compliance improvements; relocation of all lighting and HVAC; repair of miniblinds, broom clean concrete floor slab, with level floor not varying more than 1/4 inch over (10) ten foot horizontal run in accordance with American Concrete Institute (ACI) Standards; a complete acoustical ceiling system (which includes grid and new fire rated 2X4 ceiling tile) throughout the Government demised area; new carpet tiles and cove base throughout; exterior building doors and doors necessary to the lobbies, common and core areas (does not include suite entry or interior doors specific to Tenant improvements); permanent, perimeter and demising slab to slab partitions finished with paint and cove base; plumbing in common areas, such as for toilet rooms and janitor closets; hot and cold risers, and domestic waste and vent risers installed and ready for connections required for tenant improvements; central HVAC, installed and operational, including as appropriate, main and branch lines, VAV boxes, dampers, flex ducts and diffusers; conditioned air through medium pressure ductwork at a rate of .75 cfm/square foot of BOMA Office Area (usable); and ~~sprinkler mains and distribution piping in a protection layout with heads turned down, concealed with an escutcheon or trim plate.~~
  - b) A Tenant Improvement Allowance of \$12.50 per usable square foot or \$143,200, will be amortized over the firm term of the expansion at 10% interest. Any difference in actual cost of buildout and this allowance will be funded by [redacted] as a LUMP-SUM payment.

INITIALS  
[Handwritten initials]

\*\*\*\* Page 1 of 2 \*\*\*\*

INITIALS: \_\_\_\_\_ & \_\_\_\_\_  
Lessor Gov't

GENERAL SERVICES ADMINISTRATION  
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NO. 17/18 *MLA*

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c) Lessor's build-out of the expansion space in accordance with the attached drawing prepared by the Government, identified as "Williams Building/Suite 220/Second Floor Plan/dated 7/7/97," and "Written Scope of Work Public Health Practice Program Office Williams Building (2<sup>nd</sup> Floor Expansion Space) Lease Contract Number GS-04B-33138 Project # 3827," pages 1 through 7 (both attached, incorporated into and made part of this Supplemental Lease Agreement).

4. Lessor waives all restoration.

END of SLA No. 17/18 *MLA*

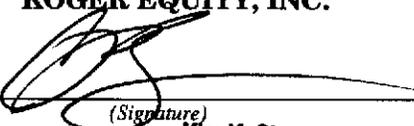
\*\*\*\* Page 2 of 2 \*\*\*\*

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.**

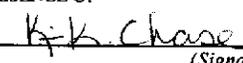
BY

  
(Signature)

**Christopher L. Becker**  
**Senior Vice President**

(Title)

IN PRESENCE OF

**Kim K. Chase**  
**Executive Assistant**  
  
(Signature)

(Address)

UNITED STATES OF AMERICA

BY

  
(Signature)

**CONTRACTING OFFICER**  
**GENERAL SERVICES ADMINISTRATION**  
(Official Title)