

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE 07/23/2010
	TO LEASE NO. GS-04B-48124	

ADDRESS OF PREMISES 117 North Park Drive
Brunswick, GA 31520

THIS AGREEMENT, made and entered into this date by and between Alliance Land Group

whose address is 615 Glenwood Place
Dalton, GA 30722

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended to issue the Notice to Proceed with construction of Tenant Improvements.

WHEREAS, the parties hereto desire to amend the above lease to issue the Notice to Proceed with the Tenant Improvements and to agree upon the Government's Approved Design Intent Drawings dated 05/11/2010. SLA No. 1 shall serve as Notice to Proceed with the construction of the demised premises as depicted in the Government's Approved Design Intent Drawings dated 05/11/2010 and project manual and drawings dated 07/08/2009, attached hereto and made a part hereof. Tenant improvement items must not exceed \$445,378.90.

The Lessor shall furnish all labor, materials, equipment, design, professional fees, permit fees, inspections fees, utilities, construction drawings (including, without limitation, plans and specifications), construction cost and services and all other similar cost and expenses associated with the alterations to the space as depicted on Government's Approved Drawings, dated 05/11/2010, Exhibit "A" floor plan, attached hereto and made a part hereof. All work must be completed by 03/15/2011.

The Lessor will be paid a lump sum payment in the amount of \$352,373.26 after completion of the work. The Government shall make a lump sum payment after completion of the work and acceptance by the Government. Payment will be due only for items which are both: (a) shown on the Government's Approved layout, and (b) requested in writing by the Contracting Officer. Title to items for which the Government makes a lump sum payment shall vest in the Government. These items can be removed by the Government at any time. Lessor waives and restoration in connection with these items. Unless the Government has removed the item from the premises, Lessor shall remain responsible for maintenance, repair and replacement of all items provided by the Lessor under this lease. If after the lease term and any extended, renewal or succeeding lease term, the Government elects to abandon any items in place, title shall pass to the Lessor.

All invoices shall be sent to: U.S. General Services Administration, Finance Division - 7BCP, 819 Taylor Street, Fort Worth, Texas 76102-0181 with the following Payment Document Number: # _____, RWA # N157008.
PS# 0018005

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

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

LESSOR: Alliance Land Group

BY: [Signature]
(Signature)

Member/Manager
(Title)

IN THE PRESENCE OF (witnessed by) [Signature]
(Signature)



UNITED STATES OF AMERICA

BY [Signature]
Maria Dent, CONTRACTING OFFICER, GENERAL SERVICES ADMINISTRATION