

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 1	DATE <div style="font-size: 2em; text-align: center;">4/19/10</div>															
TO LEASE NO. GS-04B-50047																	
ADDRESS OF PREMISES: 225 Peachtree Street in Atlanta, GA 30303-1504																	
THIS AGREEMENT, made and entered into this date by and between ACP Peachtree Center, LLC whose address is: 225 Peachtree Street Suite 200 Atlanta, GA 30303-1504 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 <u>April 1, 2010</u> , as follows:																	
<ol style="list-style-type: none"> 1. The purpose of this Supplemental Lease Agreement is to reduce the Tenant Improvement Allowance and Amortization to reflect the actual Tenant Improvement Allowance expended in the amount of \$46,977.00. 2. Paragraph 8 of the Lease is hereby deleted in its entirety and replaced with the following: The rental set forth in Paragraph 2 of this Lease Agreement is based upon the Lessor providing a tenant improvement allowance of \$46,977.00 to be amortized through the rent over the firm term of the Lease (60 months) at the rate of 8%. (\$1.37 PRSF / \$1.63 PABOASF). In accordance with Solicitation for Offers 8GA2231 paragraph 3.3, <i>Tenant Improvements Rental Adjustment</i>, the actual cost of Tenant Improvements shall be reconciled and rent adjusted accordingly. 3. Paragraph 2 of the Lease is hereby deleted in its entirety and replaced with the following: TO HAVE AND TO HOLD said premises with their appurtenances for the ten (10) years, five (5) years firm, subject to termination and renewal rights as may be hereinafter set forth. The Lessor shall deliver the premises to the Government substantially complete no later than forty-five (45) working days subsequent to the Government's approval of design intent drawings. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows: <table border="1" style="width: 100%; margin-top: 10px; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">TERM</th> <th style="text-align: right;">ANNUAL RENT</th> <th style="text-align: right;">PRSF RATE</th> <th style="text-align: right;">PABOASF RATE</th> <th style="text-align: right;">MONTHLY RATE</th> </tr> </thead> <tbody> <tr> <td>04/01/10 - 03/31/15</td> <td style="text-align: right;">\$130,416.00</td> <td style="text-align: right;">\$15.60</td> <td style="text-align: right;">\$18.60</td> <td style="text-align: right;">\$10,868.00</td> </tr> <tr> <td>04/01/15 - 03/31/20</td> <td style="text-align: right;">\$184,254.40</td> <td style="text-align: right;">\$22.04</td> <td style="text-align: right;">\$26.28</td> <td style="text-align: right;">\$15,354.53</td> </tr> </tbody> </table> The above annual rent is inclusive of the annual operating rental rate indicated in Paragraph 12 of this lease contract. 			TERM	ANNUAL RENT	PRSF RATE	PABOASF RATE	MONTHLY RATE	04/01/10 - 03/31/15	\$130,416.00	\$15.60	\$18.60	\$10,868.00	04/01/15 - 03/31/20	\$184,254.40	\$22.04	\$26.28	\$15,354.53
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All other terms and conditions of the lease shall remain in force and effect.																	
LESSOR																	
SIGNATURE <i>ACP Peachtree Center, LLC</i> 	NAME OF SIGNER Henry Pratt																
ADDRESS <div style="background-color: black; height: 15px; width: 100%;"></div>																	
IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER Lynn Coleman																
UNITED STATES OF AMERICA																	
SIGNATURE 	NAME OF SIGNER Pamela Murphy																
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER																