

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
02 (2 Pages)

DATE 7/20/11

TO LEASE NO: GS-04B-50091

ADDRESS OF PREMISES 6544 Warren Drive
Norcross, GA 30093-1110

THIS AGREEMENT, made and entered into this date by and between First Industrial, LP
c/o First Industrial Realty Trust, Inc.

whose address is 311 South Wacker, Suite 3900
Chicago, IL 60606-3474

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, Paragraph 3 and 9 of the lease are hereby deleted in their entirety and replaced with the following:

"3. The Government shall pay the Lessor annual rent as described in the below rent table.

Lease Year	Shell Rent	Operating rent	Tenant Improvements	Total Annual Rent	\$ PRSF
1	\$146,912.64	\$41,126.40	\$2,284.80	\$190,323.84	\$8.33
2	\$146,912.64	\$42,154.56	\$2,284.80	\$191,352.00	\$8.38
3	\$146,912.64	\$43,208.42	\$2,284.80	\$192,405.86	\$8.42
4	\$146,912.64	\$44,288.63	\$0.00	\$191,201.27	\$8.37
5	\$146,912.64	\$45,395.85	\$0.00	\$192,308.49	\$8.42

Rent for a lesser period shall be prorated. Rent checks shall be made payable to: FIRST INDUSTRIAL LP
311 SOUTH WHACKER ST, SUITE 3900
CHICAGO, IL 60606-3474
DUNS 168551484"

See Continuation Page

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

LESSOR: First Industrial, LP c/o First Industrial Realty Trust, Inc

BY *Kent Mason*
(Signature)

REGIONAL DIRECTOR
(Title)

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

5775 GLENKRIEBE DRIVE, BLDG. B, SUITE 130
SANDY SPRINGS, GA 30328
(Address)

UNITED STATES OF AMERICA
BY *[Signature]*

Contracting Officer
Real Estate Acquisition Division

"9. The SFO paragraph entitled *Operating Costs Base*, is deleted and replaced with the following paragraph.

The escalation base is established as \$1.80/RSF (\$41,126.40/annum).

OPERATING COSTS (SEP 2009)

A. The base for the operating costs adjustment will be established during negotiations based upon ANSI/BOMA Office Area square feet.

1. Beginning with the second year of the lease and each year thereafter, the Government shall pay annual incremental adjusted rent for changes in costs for cleaning services, supplies, materials, maintenance, trash removal, landscaping, water, sewer charges, heating, electricity, and certain administrative expenses attributable to occupancy. Applicable costs listed on GSA Form 1217, Lessor's Annual Cost Statement, when negotiated and agreed upon, will be used to determine the base rate for operating costs adjustment. In lieu of passing through the actual incremental additional costs outlined above, the Government shall pay an annual increase of two and a half percent (2.5%) of the operating cost adjustment base established during negotiations. This amount will be calculated by multiplying the previous years' amount by 1.025."

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 government.

X 
United States Government

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X 
Lessor