

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 01	TO LEASE NO. GS-04B-59101	DATE 12/20/2011	PAGE 1 of 2
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ADDRESS OF PREMISES **1300 Lafayette Parkway, LaGrange, Georgia 30241-2610**

THIS AGREEMENT, made and entered into this date by and between **Elbrus Partners, LLP**

whose address is **c/o Allen Development Group, 7790 Veterans Parkway, Suite B100, Columbus, Georgia 31909-2542**

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 effective September 14, 2011, as follows:

Paragraphs 2, 3, 4, 9, 10, 11, and 24 of the lease are hereby deleted in their entirety and replaced as follows:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term of ten (10) years beginning on September 14, 2011 through September 13, 2021, subject to termination and renewal rights as may be hereinafter set forth in paragraph 9."

"3. The Government shall pay the Lessor annual rent for the entire term, monthly in arrears, as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE PER RSF¹</u>	<u>RATE PER ABOASF²</u>	<u>MONTHLY RATE</u>
9/14/2011 – 9/13/2016	\$184,762.54 ³	\$25.09	\$26.34	\$15,396.88
9/14/2016 – 9/13/2021	\$132,196.76 ⁴	\$17.95	\$18.84	\$11,016.40

Note 1: The rate per Rentable Square Feet (RSF) is determined by dividing the total annual rental by the RSF set forth in paragraph 1 of the lease.

Note 2: The rate per ANSI/BOMA Office Area Square Feet (ABOASF) is determined by dividing the total annual rental by the ABOASF set forth in paragraph 9.

Note 3. Shell Rent \$13.94 (\$102,663.11); Operating Costs \$4.01 (\$29,533.65); Tenant Improvements \$7.14 (\$52,565.77)

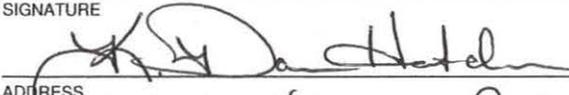
Note 4. Shell Rent \$13.94 (\$102,663.11); Operating Costs \$4.01 (\$29,533.65)"

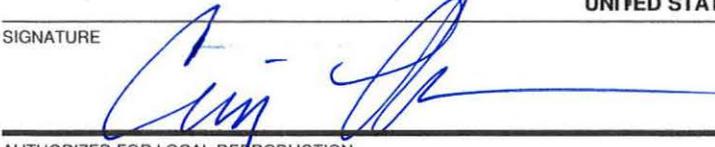
"4. The Government may terminate this lease, in whole or in part, at any time on or after September 14, 2016, by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing."

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR ELBRUS PARTNERS, LLP	
SIGNATURE 	NAME OF SIGNER R.M. "Bud" Allen
ADDRESS 7790 Veterans Parkway Ste. B-1 Columbus, Ga. 31909	

IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER M. Dawn Hatcher
ADDRESS 7790 Veterans Parkway Ste. B-1 Columbus, Ga. 31909	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER Craig Thomas
	OFFICIAL TITLE OF SIGNER Contracting Officer

9. The premises described in Paragraph 1 of this Standard Form 2 shall contain 7,015 ABOASF of office and related space, as identified in SFO 8GA2257.
10. In accordance with Paragraph 3.2 of SFO 8GA2257, the Tenant Improvement allowance (T/I) provided in the lease is \$39.2616 per ABOASF, or a total of \$275,420.12 amortized at an interest rate of 3.5% over five (5) years at a rate of \$8.57 per ABOASF (\$8.16 per RSF). The T/I will be used to construct the interior space in accordance with the approved Design Intent Drawings provided by the Government. If the tenant improvement cost exceeds \$39.26 per ABOASF (for up to 7,015 ABOASF), the balance due the Lessor will be paid by rental adjustment or lump sum, to be determined by the Government. If the entire tenant improvement allowance of \$39.26 per ABOASF is not used, the Government will adjust the rental rate downward to off-set the difference in the T/I. Any changes which result in a financial change to the lease agreement, of any type, must be approved, in writing, by the GSA Contracting Officer.
- The rental rate in paragraph 3 for the period of five (5) years includes all Tenant Improvements. The actual cost of the tenant improvement construction is \$247,376.00. The Tenant Improvement costs in the amount of \$240,795.00 at \$33.14 per ABOASF will be amortized over a period of 60 months at an interest rate of 3.5%, at a rate of \$7.49 per ABOASF (\$7.14 per RSF). A previously requested reimbursable work authorization will provide the balance in the amount of \$6,581.00 to be issued via a lump sum payment.
11. In accordance with Paragraph 1.12 (Building Shell Requirements) of SFO No. 8GA2257, the shell rate is established as \$14.63 per ABOASF (\$13.94 per RSF) for years 1-10.
24. In accordance with the SOLICITATION FOR OFFERS 8GA2257, Paragraph 2.5, the Lessor and the Broker have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED]. The Lessor agrees to pay the Commission less the Commission Credit to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO attached to and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$15,396.88 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment \$15,396.88 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

All other terms and conditions remain in full force and effect.