

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 02	TO LEASE NO. 59155 GS-04B-59158	DATE 11/22/10	PAGE 1 of 2
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ADDRESS OF PREMISES Suntrust Bank Building located at 435 Second Street, 3rd floor, Macon, GA 31201-2624

THIS AGREEMENT, made and entered into this date by and between **Macon Office Investment, LLC**

whose address is 121 West Trade Street, Suite 2020
Charlotte, NC 28202-5399

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

WHEREAS, the parties hereto desire to amend the above Lease contract to add change orders to the previously requested alterations to the leased space.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective upon execution by the Government, as follows:

DUPLICATE
ORIGINAL

Continued on page 2

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

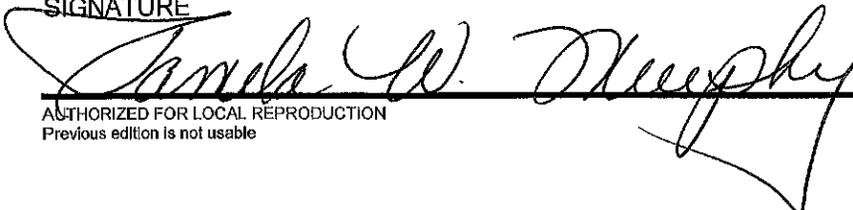
LESSOR Macon Office Investment, LLC

SIGNATURE 	NAME OF SIGNER Christopher R. Smith c/o Allegiance Realty Corporation 121 West Trade Street Ste. 2020 Charlotte, NC 28202
ADDRESS	

IN PRESENCE OF

SIGNATURE Bonnie MacLean	NAME OF SIGNER Bonnie MacLean
ADDRESS 121 W. Trade St., Ste. 2020, Charlotte, NC 28202	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER
	OFFICIAL TITLE OF SIGNER

SUPPLEMENTAL LEASE AGREEMENT NO. 02

LEASE NO. GS-04B-~~50150~~

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"10. The rental rate in paragraph 3 of Supplemental Lease Agreement No. 1 for the period of five (5) years includes all Tenant Improvements. The Tenant Improvement allowance (T/I) provided in the lease is \$29.81 per ABOASF, or a total of \$363,920.48 amortized at an interest rate of 7% over five (5) years at a rate of \$7.08 per ABOASF (\$6.16 per RSF).

The actual cost of the tenant improvement construction is \$383,647.25.

Additionally, the Government hereby accepts the Lessor's change order proposals to provide all labor and materials necessary to install and maintain the below improvements of \$13,668.00.

POC#3 - Carpet	
POC#4 - Conduit @ modular furniture in lieu of 3 power poles	
POC#7 - Mini Blinds @ exterior windows	
POC#11 - MDF Ceiling grid	
POC#13 - Nema Outlets	
POC#14 - TAC Area Furniture Requirements	
POC#16 - Modify TAC transaction top	

Upon completion, inspection, and the GSA's acceptance of the alterations, a properly executed invoice requesting a lump sum payment for **\$33,394.77** must be submitted electronically to GSA Finance and a copy of the invoice submitted to the Contracting Officer a

The original invoice must be submitted directly to the GSA Finance Office electronically on the finance website at www.gsa.finance.gov. If you are unable to process the invoice electronically, you may mail the invoice to the following address:

GSA, Greater Finance Center
FAS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

A copy of the invoice must be provided to the Contracting Officer at the following address:

Pamela Murphy
GSA, Realty Services Division
400 West Bay Street, Suite 67
Jacksonville, Florida 32202
Telephone: 904-232-2344
Fax: 904-232-1246
E-mail: pamela.murphy@gsa.gov

A proper invoice must include:

1. Invoice Date
2. Name of the Lessor and Lease contract number, cited exactly as shown on the Lease
3. Building address, and a description, price and quantity of the items delivered
4. If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it
5. GSA PDN # _____

This SLA serves as notice to proceed with construction of tenant improvements.

The Lessor hereby waives restoration as a result of all improvements.

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.

END OF DOCUMENT

INITIALS: *CS* LESSOR
GM GOVT