

<p>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT</p>	<p>Supplemental Lease Agreement # 10 TO LEASE NO. GS-04B-61072</p>	<p>Date <u>5/8/13</u></p>
<p>Address of Premises: 731 QUEEN CITY PARKWAY GAINESVILLE, GA 30501-4367</p>		
<p>THIS AGREEMENT, made and entered into this date by and between WALTERS INCOME PROPERTIES, LP whose address is 714 GREEN STREET, GAINESVILLE, GA 30501-3322 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease.</p> <p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon the Government's execution of this Supplemental Lease Agreement (SLA) 9 to establish the effective date for Block B space.</p> <p>Paragraphs 2, 3 and 4 in SLA 7, dated 11/27/12 are hereby deleted in their entirety and replaced with the following:</p> <p>2. TO HAVE AND TO HOLD the said premises with their appurtenances for the following specified terms:</p> <p>BLOCK A: A term of Fifteen (15) years commencing on 01/15/2012 and ending on 01/14/2027 with the termination rights as specified in Paragraph 4.</p> <p>BLOCK B: A term of Five (5) years commencing on April 1, 2013. The Government has the right to exercise [redacted] renewal options of [redacted] at the rent specified in Paragraph 3. The Government's decision to exercise [redacted] options can be given in writing within Thirty (30) days prior to lease expiration.</p> <p>Continued on Page 2 of 2</p> <p>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 lease agreements, the terms and conditions of this Agreement shall control and govern.</p>		
<p>LESSOR: Walters Income Properties, LP</p>		
<p>BY <u>J. A. Walters</u> (Signature)</p>	<p><u>OWNER</u></p>	<p>(Title)</p>
<p>IN THE PRESENCE OF (witnessed by:)</p>		
<p><u>Judie Walters</u> (Signature)</p>	<p>_____</p>	<p>(Address)</p>
<p>UNITED STATES OF AMERICA</p>		
<p>BY <u>[Signature]</u> Contracting Officer General Services Administration</p>		

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

BLOCK A RENT TABLE

YEAR	RSF	ANNUAL SHELL	ANNUAL OPER. RENT	ANNUAL TI	SHELL RENT PRSF	OPER. RENT PRSF	TI PRSF	TOTAL A/R	\$ PRSF
1/15/12-4/15/12	2,369	\$45,248.49	\$0.00	\$0.00	\$19.10	\$0.00	\$0.00	\$45,248.49	\$19.10
4/16/12-1/14/13	2,369	\$45,248.49	\$15,261.00	\$11,864.78	\$19.10	\$6.44	\$5.01	\$72,374.27	\$30.55
1/15/13-1/14/14	2,369	\$45,248.49	\$15,566.22	\$11,864.78	\$19.10	\$6.57	\$5.01	\$72,679.49	\$30.68
1/15/14-1/14/15	2,369	\$45,248.49	\$15,877.54	\$11,864.78	\$19.10	\$6.70	\$5.01	\$72,990.82	\$30.81
1/15/15-1/14/16	2,369	\$45,248.49	\$16,195.10	\$11,864.78	\$19.10	\$6.84	\$5.01	\$73,308.37	\$30.94
1/15/16-1/14/17	2,369	\$45,248.49	\$16,519.00	\$11,864.78	\$19.10	\$6.97	\$5.01	\$73,632.27	\$31.08
1/15/17-1/14/18	2,369	\$47,522.73	\$16,849.38	\$11,864.78	\$20.06	\$7.11	\$5.01	\$76,236.89	\$32.18
1/15/18-1/14/19	2,369	\$47,522.73	\$17,186.36	\$11,864.78	\$20.06	\$7.25	\$5.01	\$76,573.88	\$32.32
1/15/19-1/14/20	2,369	\$47,522.73	\$17,530.09	\$11,864.78	\$20.06	\$7.40	\$5.01	\$76,917.60	\$32.47
1/15/20-1/14/21	2,369	\$47,522.73	\$17,880.69	\$11,864.78	\$20.06	\$7.55	\$5.01	\$77,268.20	\$32.62
1/15/21-1/14/22	2,369	\$47,522.73	\$18,238.31	\$11,864.78	\$20.06	\$7.70	\$5.01	\$77,625.82	\$32.77
1/15/22-1/14/23	2,369	\$49,882.85	\$18,603.07	\$0.00	\$21.06	\$7.85	\$0.00	\$68,485.92	\$28.91
1/15/23-1/14/24	2,369	\$49,882.85	\$18,975.14	\$0.00	\$21.06	\$8.01	\$0.00	\$68,857.99	\$29.07
1/15/24-1/14/25	2,369	\$49,882.85	\$19,354.64	\$0.00	\$21.06	\$8.17	\$0.00	\$69,237.49	\$29.23
1/15/25-1/14/26	2,369	\$49,882.85	\$19,741.73	\$0.00	\$21.06	\$8.33	\$0.00	\$69,624.58	\$29.39
1/15/26-1/14/27	2,369	\$49,882.85	\$20,136.57	\$0.00	\$21.06	\$8.50	\$0.00	\$70,019.42	\$29.56

BLOCK B RENT TABLE

YEAR	RSF	ANNUAL SHELL	ANNUAL OPER. RENT	ANNUAL TI	SHELL RENT PRSF	OPER. RENT PRSF	TI PRSF	TOTAL A/R	\$ PRSF
04/01/13-03/31/14	2,688	\$53,760.00	\$0.00	\$0.00	\$20.00	\$0.00	\$0.00	\$53,760.00	\$20.00
04/01/14-03/31/15	2,688	\$55,372.80	\$0.00	\$0.00	\$20.60	\$0.00	\$0.00	\$55,372.80	\$20.60
04/01/15-03/31/16	2,688	\$57,039.36	\$0.00	\$0.00	\$21.22	\$0.00	\$0.00	\$57,039.36	\$21.22
04/01/16-03/31/17	2,688	\$58,732.80	\$0.00	\$0.00	\$21.85	\$0.00	\$0.00	\$58,732.80	\$21.85
04/01/17-03/31/18	2,688	\$60,506.88	\$0.00	\$0.00	\$22.51	\$0.00	\$0.00	\$60,506.88	\$22.51

For Block B space only, there are [redacted] lease term. The annual rental rate for the renewal options is [redacted] on the previous year's rental rate the anniversary of the lease commencement date.

4. The Government may terminate this lease, in whole or in part, per the following conditions:

Block A: at any time on or after the Tenth (10th) year, by giving the Lessor at least Sixty (60) days notice in writing.

Block B: at any time after the First (1st) year, by giving the Lessor at least One Hundred Twenty (120) days notice in writing.

For either Block, no rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing.