

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	Supplemental Lease Agreement NO. 3	DATE
---	---------------------------------------	------

SUPPLEMENTAL LEASE AGREEMENT	TO LEASE NO. GS-O4B-61116
-------------------------------------	------------------------------

ADDRESS OF PREMISES: 1164 Athens Tech Road, Elberton, Georgia 30635-6711

THIS AGREEMENT, made and entered into this date by and between GE Commercial Finance Business Property whose address is 6464 185th Ave NE Redmond, WA 98052-5048

Hereinafter-called 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 upon execution by the Lessor and the Government as follows:

Paragraphs 1, and 3 of the lease are hereby deleted in their entirety and replaced as follows:

1. Paragraph 1 is amended to read: The Lessor hereby leases to the Government the following described premises: A total of approximately 21,500 rentable square feet (RSF)/ 18,667 ANSI/BOMA square feet (ABOASF) and 65 parking spaces located in the [REDACTED] building at 1166 Athens Tech, Elberton, GA, which constitutes 100% occupancy of the building.

2. Paragraph 3 is amended to read: 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>
06/15/11 through 06/14/16	\$306,160.00	\$14.24	\$16.40	\$25,513.33
06/15/16 through 05/14/21	\$305,085.00	\$14.19	\$16.34	\$25,423.75

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 above.
 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 1

Continued on page 2

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

LESSOR: GE Commercial Finance Business Property

BY [Signature] (Signature) [Title] (Title)

IN PRESENCE OF [Signature] (Witness) _____ (Address)

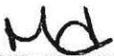
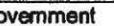
UNITED STATES OF AMERICA: [Signature] (Signature) GENERAL SERVICES ADMINISTRATION [Title] (Official Title)

3. Paragraph 16 is hereby added to read: In accordance with Solicitation for Offers 0GA2083 paragraph 3.3 *Tenant Improvements Rental Adjustments*, the rent rate in paragraph 3 above for the rent over the firm term of the Lease period June 15, 2011 – June 14, 2016 (60 months) includes \$4,022.00 Tenant Alterations costs (\$.04 per ABOASF, per \$.04 RSF), amortized over the five (5) year firm term period of the lease contract at an interest rate of 8% per year, using end of month payment computations (\$.05 per ABOASF, \$.05 per RSF). The amortized cost of these improvements is included in the stated rent in Paragraph 3 above. The entire tenant improvement allowance of \$32,250.00, as noted in Standard Form 2 was not used."
4. It is further agreed that the Government has requested to postpone painting until next cycle as required by SFO 0GA2083 para 7.6 until the third year of this lease term. Lessor shall be obligated to re-carpet and paint including moving and replacing furniture at no charge to the Government, during the third year of this lease.

All other terms and conditions of the lease shall remain in force and effect.

Last Item


Lessor

 & 
Government

3. Paragraph 16 is hereby added to read: In accordance with Solicitation for Offers OGA2083 paragraph 3.3 *Tenant Improvements Rental Adjustments*, the rent rate in paragraph 3 above for the rent over the firm term of the Lease period June 15, 2011 – June 14, 2016 (60 months) includes \$4,022.00 Tenant Alterations costs (\$.04 per ABOASF, per \$.04 RSF), amortized over the five (5) year firm term period of the lease contract at an interest rate of 8% per year, using end of month payment computations (\$.05 per ABOASF, \$.05 per RSF). The amortized cost of these improvements is included in the stated rent in Paragraph 3 above. The entire tenant improvement allowance of \$32,250.00, as noted in Standard Form 2 was not used."
4. It is further agreed that the Government has requested to postpone painting until next cycle as required by SFO OGA2083 para 7.6 until the third year of this lease term. Lessor shall be obligated to re-carpet and paint including moving and replacing furniture at no charge to the Government, during the third year of this lease.

All other terms and conditions of the lease shall remain in force and effect.

Last Item

Lessor &
Government