

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT No. 2	DATE 1/31/11
	SUPPLEMENTAL LEASE AGREEMENT	

LEASE NO. GS-04B-59074

ADDRESS OF PREMISES Pinebrook Place
 1105 West 5th Street, First Floor
 London, KY 40741-9790

THIS AGREEMENT, made and entered into this date by and between: Pinecreek Properties, LLC

whose address is Pinecreek Properties, LLC
 206 Heritage Way
 London, KY 40741-9790

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 1, 2010 to issue the notice to proceed with the construction of the demised premises.

Paragraph 2:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on September 1, 2010 and continuing through August 31, 2020, The Government's termination option is set forth in section 4 below.

Paragraph 3:

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

TERM	ANNUAL RENT	RATE PRSF/POASF	MONTHLY RATE
09/01/10 - 08/31/15	\$70,970.61	\$29.17/29.17	\$5,914.22
09/01/15 - 08/31/20	\$51,020.01	\$20.97/20.97	\$4,251.67

The total TI allowance of \$94,199.14 will be amortized over five (5) years at a rate of 7% per year.

The base cost of services will be established as: \$14,330.37 or \$5.89 per ANSI/BOMA Office Area.

Paragraph 4:

The Government may terminate this lease in whole or in part, at any time on or after September 1, 2015 by giving written notice thereof to the Lessor within 60 days. No rent shall accrue after the effective date of the termination. Said notice shall be computed commencing with the day after the day of mailing.

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.

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

LESSOR: PINECREEK PROPERTIES, LLC

BY [Signature] MEMBER, PINECREEK PROP. LLC
 (Signature) (Title)

IN PRESENCE OF [Signature] 206 HERITAGE WAY LONDON KY
 (Signature) (Address)

UNITED STATES OF AMERICA

BY [Signature] CONTRACTING OFFICER
 (Signature) GENERAL SERVICES ADMINISTRATION
 (Official Title)