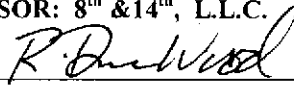
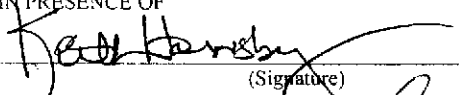
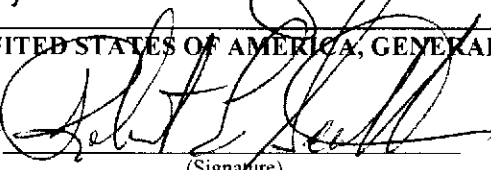


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| <b>GENERAL SERVICES ADMINISTRATION</b><br><b>PUBLIC BUILDINGS SERVICE</b><br><b>SUPPLEMENTAL LEASE AGREEMENT</b>  | SUPPLEMENTAL AGREEMENT<br>NO. 31   | DATE<br>03/04/2009 |
| TO LEASE NO. <b>GS-04B-45056</b>  |  |                    |
| ADDRESS OF PREMISES 8 <sup>th</sup> Avenue & 14 <sup>th</sup> Street<br>Birmingham, AL  |  |                    |
| THIS AGREEMENT, made and entered into this date by and between <b>8<sup>th</sup> &amp; 14<sup>th</sup>, L.L.C.</b>  |  |                    |
| whose address is 4200 West Cypress Street, Suite 444<br>Tampa, FL 33607-4168  |  |                    |
| 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 he mentioned covenant and agree that the said Lease is amended as follows:   |  |                    |
| <p>This Supplemental Lease Agreement (SLA) No. 31 has been prepared to issue acceptance and/or Notice to Proceed of the Lessor's proposals, indicated in Exhibit "A" attached to this SLA, in the total amount of <b>\$829,121.00</b> for the following PSC numbers: 9, 9R, 68, 90, 92, 103, 152, 158, and 161. The IGEs have been received and the cost has been determined to be fair and reasonable.</p> <p>The Government accepts lessor's proposal (See Attached) for accrued Interest on the Government's obligation for lump sum payment over the amortized Tenant Improvement Allowance (TIA) of \$17,220,970.00. The amount of accrued Interest is hereby established as <b>\$427,394.00</b>.</p> <p>The Government and the Lessor agrees to credit the Government for the unused portion of the Construction Contingency Allowance (CCA) of [REDACTED] toward all outstanding certified invoices or receipts presented to Construct Officer for reimbursement. The (CCA) will be adjusted to reflect a Zero (0) balance.</p> <p>Payment will be due only for items which are listed in the Scope of Work, Exhibit "A" attached, which is a part of this SLA or requested in writing by the Contracting Officer."</p> <p>The Lessor will be issued a lump sum payment upon completion, inspection and acceptance of the Scope of Work by the Government. Payment is predicated on receipt of this signed SLA and a certified invoice at the time of work completion. All invoices shall be sent to: U.S. General Services Administration, Finance Division - 7BCP, 819 Taylor Street, Fort Worth, Texas 76102-0181. The Payment Document Code Nos. are <b>PS 0014550</b> in the amount <b>\$830,978.00</b> must be included with payment submittals. Upon said payment, all removable non-structural fixtures shall become the property of the Government and may be changed, relocated and/or removed from the leased premises by the Government."</p> <p>The Lessor shall approve a waiver of restoration for all areas affected by this alteration.</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 supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.</p> |  |                    |
| IN WITNESS WHEREOF, the parties subscribed there names as of the above date.  |  |                    |
| <b>LESSOR: 8<sup>th</sup> &amp; 14<sup>th</sup>, L.L.C.</b><br>BY <u></u><br>(Signature)   | <u>Vice President</u><br>(Title)   |                    |
| IN PRESENCE OF<br><u></u><br>(Signature)   | <u>3344 Peachtree Road NE, Suite 1650</u><br><u>Atlanta, GA 30326</u><br>(Address) |                    |
| <b>UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION</b>  |  |                    |
| BY <u></u><br>(Signature)  | <u>Contracting Officer</u><br>(Official Title)                                     |                    |