

# SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 48 TO LEASE NO. GS-04B-45056 DATE 01/06/2011 PAGE 1 of 2

ADDRESS OF PREMISES  
8<sup>th</sup> Avenue & 14<sup>th</sup> Street, Birmingham, AL

THIS AGREEMENT, made and entered into this date by and between Rainier Birmingham GSA LeaseCo, LLC

whose address is 13760 Noel Road, Suite 800  
Dallas, TX 75240

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 as indicated below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective January 1, 2011, as follows:

This Supplemental Lease Agreement (SLA) No. 48 has been prepared to incorporate Additional Day Porters into the subject lease. The Specification, Schedule, and Guidelines are outlined in the Lessor's proposals, indicated in Exhibit "A" attached to this SLA, in the total amount of \$72,000.00 per year or \$0.1225 prsf. The IGE's have been received and the cost has been determined to be fair and reasonable.

Paragraph 3 and 8 of the lease contract are hereby deleted in its entirety and replaced as follows:

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

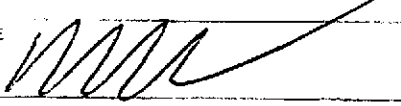
TERM	ANNUAL RENT	RATE	MONTHLY RENT	SPACE
01/28/08 thru 01/27/28	\$15,428,485.24	\$26.26 prsf	\$1,285,707.10	Office and Related Space
03/02/09 thru 01/27/28				Saturday Cleaning
03/14/09 thru 01/27/28				Daytime Cleaning
01/01/11 thru 01/27/28				Add. Day Porter Services
Composite Rent	\$15,559,182.24 *		\$1,296,598.52	

\*As Escalated

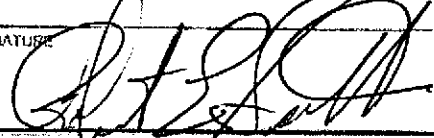
Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Rainier Birmingham GSA LeaseCo, LLC  
13760 Noel Road, Suite 800  
Dallas, TX 75240

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

LESSOR  
SIGNATURE  NAME OF SIGNER J. KENNETH DUNN  
ADDRESS \_\_\_\_\_

IN PRESENCE OF  
SIGNATURE Brandy Smith NAME OF SIGNER Brandy Smith  
ADDRESS \_\_\_\_\_

UNITED STATES OF AMERICA  
SIGNATURE  NAME OF SIGNER ROBERT E. SCOTT  
OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

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8. In accordance with Paragraph 3.6, entitled, "Operating Costs", the escalation base is hereby established as \$4.9025 per rentable square foot or \$2,880.331.04 per annum.

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.

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INITIALS:  LESSOR  
GOVT