

SUPPLEMENTAL LEASE AGREEMENT			
SUPPLEMENTAL LEASE AGREEMENT NO. 44	TO LEASE NO. GS-048-45056	DATE 02/20/10	PAGE 1 of 2
ADDRESS OF PREMISES 6 th Avenue & 14 th Street, Birmingham, AL			

THIS AGREEMENT, made and entered into this date by and between Rainier Capital Birmingham GSA Lease Co, 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 follows:

NOW THEREFORE, these parties for the considerations hereinafter mentioned consent and agree that the said Lease is amended effective June 10, 2010, as follows:

This Supplemental Lease Agreement (SLA) No. 44 has been prepared to issue acceptance and Notice to Proceed of the Lessor's proposals, indicated in Exhibit "A" attached to this SLA, in the total amount of \$100,000.00 for the following 2nd Floor Area Lighting. The Lessor has been paid and the cost has been determined to be fair and reasonable.

Payment will be due only for items which are listed in the Scope of Work, Exhibit "A" attached to this SLA or requested in writing by the Contracting Officer.

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 - 7BCF, 819 Taylor Street, Fort Worth, Texas 76102-0181. The Payment Identification Code Nos. are PS 0018026 in the amount of \$100,000.00 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.

The Lessor hereby waives of restoration for all areas affected by this installation.

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.

This SLA No. 44 specifically excludes any increase in operating expense associated with the work being performed and is subject to no operating cost increase to be agreed upon by Lessor & the Government.

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

LESSOR		GOVERNMENT	
SIGNATURE <i>Mr. Kenneth D. Dwyer</i>	NAME OF SIGNER Mr. Kenneth D. Dwyer		
ADDRESS 13760 NOEL ROAD # 800 Dallas, TX 75240			
IN PRESENCE OF			
SIGNATURE <i>David Jensen</i>	NAME OF SIGNER David Jensen		
ADDRESS 13760 NOEL ROAD # 800 Dallas, TX 75240			
UNITED STATES OF AMERICA			
SIGNATURE <i>Robert E. Scott</i>	NAME OF SIGNER Robert E. Scott		
		CONTRACTING OFFICER	

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GSA FORM 276 (REV. 02/2007)