

NO. 2

03/22/2006

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS-04B-45056

ADDRESS OF PREMISES 8th Avenue & 14th Street
Birmingham, AL

THIS AGREEMENT, made and entered into this day by and between:
8th & 14th, L.L.C.

Whose address is: c/o Corporation Service Company
2711 Centerville Road, Suite 400
Wilmington, DE 19808

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 hereinafter mentioned covenant
and agree that the said Lease is amended, as follows:

Pursuant to the Changes Clauses of the General Clauses (Clause 33), the Lessor shall provide and install, as the Government has heretofore directed in writing, an Ultra-Violet (UV) Light Disinfection System in the HVAC system of the facility to be provided under the Lease. The actual cost of this change (initial estimate - [REDACTED], plus a [REDACTED] Change order fee as provided in the lease, shall be borne by the Government and shall be funded utilizing the Construction Contingency Allowance as specified in the Lease. Upon substantial completion of the tenant improvements, and commencement of the Lease, the Government shall increase the Annual Operating Expenses by an amount equal to a reasonable estimate of the additional costs of energy and maintenance per annum for the operation of the system plus a reasonable amount for reserve costs. The parties agree that as of the date of execution of this Supplemental Lease Agreement (SLA), the estimated cost is \$.05 PRSF for the energy and maintenance costs to operate this system. Additionally, the parties agree that as of the date of execution of this SLA, the reserve cost shall be increased by \$.03 PRSF. Prior to adjustment of the Annual Operating Expenses pursuant to this paragraph, the Lessor reserves the right to submit an amended estimate for the energy costs for operation of the system for the Government's review and acceptance. Any deviation from the costs cited in this SLA will be captured by a subsequent SLA.

End of SLA #2*****

All other terms and conditions of the lease shall remain in force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR
8th & 14th, L.L.C.

By
(Signature)

R. B. Wood

(Title)

Vice President

IN PRESENCE OF

(Witness)

[Signature]

(Address)

UNITED STATES OF AMERICA

By
(Signature)

[Signature]

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)