

## SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAGE
01	GS-04B-50819	9/24/10	1 of 2

ADDRESS OF PREMISES

550 Water Street, Jacksonville, FL 32202-5177

**THIS AGREEMENT**, made and entered into this date by and between BP Graham, LLC

Whose address is 110 Office Park Dr  
Suite 200  
Birmingham, AL 35223-3404

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

**WHEREAS**, the parties hereto desire to amend the above lease to establish the effective date and commence rent.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended effective September 9, 2010 as follows:

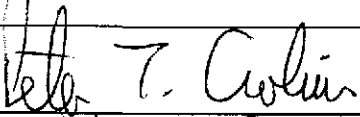
1. Part II – OFFER, Paragraph B.TERM on page 2 of the Lease Agreement and all subsequent Supplemental Lease Agreements is hereby amended and replaced as follows:


"TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning September 9, 2010, through September 8, 2020, subject to termination and renewal rights as may be hereinafter set forth." The Government may terminate this Lease, in whole or in part, at any time on or after September 9, 2015, by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing."


2. Part III – AWARD, the third paragraph on page 2 and Attachment I Rental Rate Schedule on page 18 of the Lease Agreement and all subsequent Supplemental Lease Agreements is hereby amended and replaced as follows:

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

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

LESSOR	
SIGNATURE 	NAME OF SIGNER Peter Crolius
ADDRESS 550 Water Street, Suite 1100 Jacksonville, FL 32202	

IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER Genny Spence
ADDRESS 550 Water Street, Suite 1100 Jacksonville, FL 32202	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER Michael S. Ellis
	OFFICIAL TITLE OF SIGNER Contracting Officer

Term			RSF	Annual Base	Annual Base/RSF	Annual Operating*	Annual Operating* per RSF	Annual TI	Annual TI/RSF	Total Annual Rent	Total Annual Rent per RSF
9/9/10	to	9/8/15	1,155	\$ 12,993.75	\$ 11.25	\$ 5,162.85	\$ 4.47	\$ 7,039.80	\$ 6.10	\$ 25,196.40	\$ 21.82
		<b>Total</b>	<b>1,155</b>	<b>\$ 12,993.75</b>	<b>\$ 11.25</b>	<b>\$ 5,162.85</b>	<b>\$ 4.47</b>	<b>\$ 7,039.80</b>	<b>\$ 6.10</b>	<b>\$ 25,196.40</b>	<b>\$ 21.82</b>
9/9/15	to	9/8/20	1,155	\$ 12,993.75	\$ 11.25	\$ 5,162.85	\$ 4.47	\$ -	\$ -	\$ 18,156.60	\$ 15.72
		<b>Total</b>	<b>1,155</b>	<b>\$ 12,993.75</b>	<b>\$ 11.25</b>	<b>\$ 5,162.85</b>	<b>\$ 4.47</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,156.60</b>	<b>\$ 15.72</b>

\* TI based upon \$29,627.00, @ 7% interest rate over 60 months

All other terms and conditions remain in full force and effect.

INITIALS:



LESSOR

&amp;



GOV'T