

FILE

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT
No. 2

DATE

2/15/11

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.

GS-04B- 59137

ADDRESS OF PREMISES: 1961 QUAIL GROVE LANE, TALLAHASSEE FL 32305-0000.

THIS AGREEMENT, made and entered into this date by and between **MSDG Tallahassee, LLC**

whose address is: 2600 Chandler Drive
Bowling Green, KY 42104-6201

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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, effective November 1, 2010, as follows:

Per a mutual measurement of space, this lease is for a total of 12,653 rentable square feet (RSF), consisting of 11,164 ANSI/BOMA Office Area square feet of newly constructed office and related space to be located on the entire second floor, 1961 Quail Grove Lane, Leon County, Tallahassee, FL 32305-0000. In addition, seventy-six (76) parking spaces will be located on site

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

Term	Annual Rent	Rate per RSF	Rate per OASF	Monthly
Firm Term: 11/01/10 - 10/31/15	\$ 477,650.75	\$37.75	\$42.78	\$ 39,804.23
Remaining Term: 11/01/15 - 10/31/20	\$ 442,222.35	\$34.95	\$39.61	\$ 36,851.86

For the firm term, the Government's annual rental payment of \$477,650.75 (\$37.75 per RSF) includes: annual shell rent of \$311,263.80 (\$24.60 per RSF), annual TI amortization of \$90,468.95 (\$7.15 per RSF), and annual operating rent of \$75,918.00 (\$6.00 per RSF). Note: There is no additional charge for parking.

For the remaining term, the Government's annual rental payment of \$442,222.35 (\$34.95 per RSF) includes: annual shell rent of \$366,304.35 (\$28.95 per RSF), no TI amortization, and annual operating rent of \$75,918.00 (\$6.00 per RSF). Note: There is no additional charge for parking.


Paragraph 4 is amended to reflect a termination right date of 11/01/15.

All other terms and conditions of the lease shall remain in force and effect.

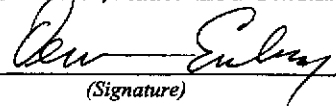
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR **MSDG TALLAHASSEE, LLC**

BY


David Chandler, Authorized Official (Signature)

IN PRESENCE OF


(Signature)

2600 Chandler Drive Bowling Green, Ky 42104
(Address)

UNITED STATES OF AMERICA

ELAINE PETERS

BY


(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)