

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
NO. 20
TO LEASE NO.
GS-04B-30123

DATE
OCT 18 1994

ADDRESS OF PREMISES

1701 Columbia, Avenue, College Park, GA 30337

THIS AGREEMENT, made and entered into this day by and between Keenan Development Associates et. al.

whose address is P.O. Box 11610, Columbia, SC 29211-1610

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, effective August 1, 1994 as follows:

1. This Supplemental Lease Agreement (SLA) defines the costs associated with the "Notice to Proceed" for Option One of the Site Logistics Plan for the Duct Bank, under Supplemental Lease Agreement Number 14. (Refer to SLA No. 14 for complete requirements):

Negotiated Amount for Option One of the Site Logistics Plan: \$116,680.00

2. Total amount to be amortized is calculated as follows:

Total amount to be amortized over five years:	\$ 116,680.00
Plus 8.0% interest over five years:	\$ 29,436.30
Total amount to be amortized over five years	\$ 146,116.30

3. The Government shall pay the Lessor an additional \$146,116.30 to be amortized over a five-year firm term. Upon conclusion of this amortization, the rental rate will be adjusted back to \$17.97 psf, plus accumulated CPI.

(Continued on page 2 of 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

KEENAN DEVELOPMENT ASSOCIATES, et. al.

BY

(The Keenan Company)

IN PRESENCE OF

(Signature)

UNITED STATES OF AMERICA

BY

Guy A. Ingie
Contracting Officer, General Services Administration
(Official Title)

4. Standard Form 2, Paragraph 9, Page 3, is deleted in its entirety and replaced by the following:

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

Term:	Annual Rental:	Rate PNUSF	Monthly Rental:
09/22/93 - 07/31/94:(a)	\$3,845,615.27	\$18.08688	\$320,467.939
08/01/94 - 09/21/98:(b)	\$3,875,051.57	\$18.22533	\$322,920.964
09/22/98 - 07/31/99:(c)	\$3,850,199.73	\$18.10845	\$320,849.978
08/01/99 - 09/21/13:(d)	\$3,820,763.43	\$17.97	\$318,396.95
09/22/13 - 09/21/23:(e)	\$1,112,697.26	\$ 5.27	\$ 92,742.77
09/22/23 - 09/21/33:(e)	\$1,112,697.26	\$ 5.27	\$ 92,742.77

(a) \$ 3,820,763.43 Annual Rental, SLA No. 22, (212,619 nusf x \$17.97)
+ \$ 24,851.84 LAN Room Amortization, SLA No. 16
= \$ 3,845,615.27 Total Annual Rental

(b) \$ 3,820,763.43 Annual Rental, SLA No. 22, (212,619 nusf x \$17.97)
+ \$ 24,851.84 LAN room Amortization, SLA No. 16
⊕ \$ 29,436.30 Duct Bank Amortization
= \$ 3,875,051.57 Total Annual Rental

(c) \$ 3,820,763.43 Annual Rental, SLA No. 22, (212,619 nusf x \$17.97)
+ \$ 29,436.30 Duct Bank Amortization
= \$ 3,850,199.73 Total Annual Rental

(d) \$ 3,820,763.43 Annual Rental, SLA No. 22, (212,619 nusf x \$17.97)

(e) Reflects Renewal Rates, plus accumulated CPI

=====End of Document=====

