

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

NO. 16

DATE

5/20/94

TO LEASE NO.

GS- 04B-30123

ADDRESS OF PREMISES

1701 Columbia Avenue
College Park, Georgia 30337

THIS AGREEMENT, made and entered into this date by and between

whose address is

P. O. Box 11610
Columbia, South Carolina 29211

KEENAN DEVELOPMENT
ASSOCS., et. al.

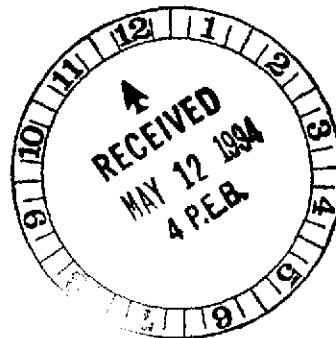
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government

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 September 22, 1993, as follows:

1. This Supplemental Lease Agreement defines the costs associated with the "Notice to Proceed" for the LANS Rooms under Supplemental Lease Agreement No. 3. In addition to the contract modifications, this Supplemental Lease Agreement will identify negotiated enhancements to be included as part of the lease contract and credits due the Government for items deleted from the lease contract. (See Exhibit A attached for listing of each).

(continued on Page 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 ASSOCS., et.al.

T. Owen Smith
T. Owen Smith, Mayor, City of College Park

BY

IN PRESENCE OF

Francis P. Ward
Francis P. Ward, Chairman, College Park BIDA

(Signature)

CONTRACTING OFFICER (Address)

GENERAL SERVICES ADMINISTRATION

UNITED STATES OF AMERICA

BY

(Signature)

(Official Title)

2. LANS ROOM (Refer to Supplemental Lease Agreement No. 3 for complete requirements):

Negotiated amount for LANS Room : [REDACTED]

3. LANS Room Switching - In electrical closet No. 2 on floors 1 thru 5, tap the 200 amp feeder which now feeds panels EL-1 thru EL-5. The tap conductor will terminate onto the line side of a 100 amp 3 pole NEMA1 250 volt enclosed circuit breaker. The enclosed circuit breaker will then feed the emergency low voltage panelboard.

Total for upgrade: [REDACTED]

4. Upgrading of the five passenger elevators as follows:

Passenger Cabs - Walls: Substitute vertical panels in Nevamar #S-1-25 lined finish with brushed stainless steel reveals. Ceilings: Substitute brushed stainless steel with down lights.

Total for Elevator Upgrade: [REDACTED]

5. Upgrade of one projection screen from manual exposed to motorized recessed:

Total for projection screen: [REDACTED]

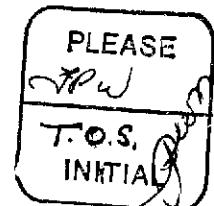
6. The addition of three basement lavatories:

Total for basement lavatories: [REDACTED]

7. Addition of four counter top sinks in the child care center:

Total for the (4) additional sinks: \$ [REDACTED]

8. Total amount of the additional requirements as identified in Paragraphs 2 through 7 is \$118,672.84, which will be offset by the credits due the Government for items no longer required and which were included as part of the rental consideration.



9. The following identify credits due to the Government for items deleted from the requirements of the lease contract:

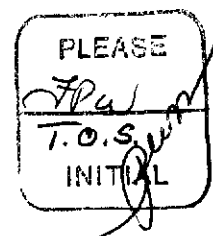
<u>DESCRIPTION</u>	<u>CREDIT</u>	<u>PAGE NO. OF SFO</u>
a. Credit Union Window	\$	141
b. Message Center Toilet		110
c. Urinal Partitions		40
d. Wellness Counter		137
e. Undercounter Lights		126
f. Change from three compartment sink to two		133
g. 20 Lockers		121
h. View windows to crib rooms		127
i. One TV shelf		85A
Total credit due the Government:	\$19,341.95	

10. Total amount of additional requirements to be amortized is calculated as follows:

Additional Requirements (Paragraphs 2-7):	\$118,672.84
Less Credits Due Government (Paragraph 9):	<u>19,341.95</u>
Total amount to be amortized over five years:	\$ 99,330.89
Plus 7.96% Interest over five years:	<u>24,928.31</u>
Total amount to be amortized over five years:	\$ 124,259.20

11. The Government shall pay the Lessor an additional \$124,259.20 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.

As a result of the above modifications/deletions identified herein the following lease revisions are hereby made:



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

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

TERM	ANNUAL RENT	RATE PNUSF	MONTHLY RENT
9/17/93 - 9/16/98	\$3,819,001.70 * \$3,918,409.06	18.0877 * 18.087	318,250.14 * \$326,534.09
9/17/98 - 9/16/2013	\$3,794,149.86	\$17.97**	\$316,179.16
9/17/2013 - 9/16/2023	\$1,112,697.26	\$ 5.27	\$ 92,724.77***
9/17/2023 - 9/16/2033	\$1,112,697.26	\$ 5.27	\$ 92,724.77***

*Current annual rental: \$3,794,149.86
Additional Requirements: 24,851.84
New annual rental: \$3,819,001.70

**Rental to be adjusted back to \$17.97, plus accumulated CPI, after five years.

***Reflects Renewal Rates

Rental is subject to a physical measurement and will be based on the rate, per net usable square foot (PNUSF) as noted above, and the actual total net usable square footage - in accordance with GSAF 3517, GENERAL CLAUSES. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

The City of College Park Business and Industrial
Development Authority

P. O. Box F

College Park, Georgia 30337

