

**SUPPLEMENTAL LEASE AGREEMENT**

No. 19

June 19, 2002

TO LEASE NO.

GS-04B-33138

ADDRESS OF PREMISES Williams Building  
2601 Flowers Road South  
Atlanta, GA 30341

THIS AGREEMENT, made and entered into this day by and between Koger Equity, Inc.

whose address is: 433 Plaza Real, Suite 335, Boca Raton, FL 33433

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:

- 1) The Government shall lease from Lessor approximately 5,220 Rentable Square Feet (RSF) of expansion space (the "Expansion Space"), on the first floor of the Williams Building, 2601 Flowers Road South, Atlanta, GA 30341.
- 2) The Government and Lessor acknowledge that the Lessor hereby leases to the Government the following described premises under lease GS-04B-33138.

A total of approximately 226,607 Rentable Square Feet (RSF) office and related space and 44 on-site reserved parking spaces at the Koger Center, Yale, Vanderbilt, Stanford and Williams Buildings.

The Government agrees to pay the Lessor a rental rate of \$22.40 RSF in which \$15.00 is amortized over the remaining firm term (71 months) at a 9% interest rate for tenant improvements, for the Expansion Space. Any amount above that will be reimbursed via a lump sum payment, upon completion, inspection and acceptance by the Government, and receipt of the Lessor's itemized invoice. Three (3) competitive bids for the Government's buildout will be provided to the Government.

per usable square foot

INITIAL  
*[Handwritten initials]*

[CONTINUED ON PAGE 2 OF 2]

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

LESSOR

KOGER EQUITY, INC.

BY

*[Signature]*  
(Signature)

Christopher L. Becker  
Senior Vice President

(Title)

IN PRESENCE OF

*[Signature]*  
(Witness)

(Address)

UNITED STATES OF AMERICA

BY

*[Signature]*  
(Signature)

CONTRACTING OFFICER  
GENERAL SERVICES ADMINISTRATION

(Official Title)

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- 3). The Government shall pay the Lessor annual rent for the remaining firm term (reference SLA's # 11 & 13), monthly, in arrears, for the Expansion Space only, as follows.

<u>TERM</u>	<u>RATE</u>	<u>ANNUAL RENT</u>
09/01/2002 - 07/31/2008	\$22.40 PRSF	\$116,928.00


This rent is in addition to the rent payable for the premises excluding the Expansion Space. Total rent payable for the premises including the remaining term of the existing lease and the Expansion Space (226,607 RSF) hereunder is as follows:

<u>TERM</u>	<u>RATE</u>	<u>ANNUAL RENT</u>
09/01/2002 - 07/31/2008	\$14.54 PRSF	\$3,294,888.48

- 4) Rent commencement will begin on the date of the Contracting Officer's inspection and acceptance of the Expansion Space.
- 5) In accordance with SFO Paragraph 3.4, Tax Adjustment, the percentage occupancy is established at 99% (approximately 122,061 total square footage occupied by the Government, divided by 122,900 total square footage of the building).
- 6) In accordance with SFO Paragraph 3.6 (Operating Costs), the escalation base for the Expansion Space is established as \$4.07 per RSF.
- 7) In accordance with SFO Paragraph 3.9 (Common Area Factor), the common area factor (CAF) for the Expansion Space is established as 1.12%.
- 8) In accordance with SFO Paragraph 3.11 (Adjustment for Vacant Premises), the adjustment for the Expansion Space is established as \$1.65 per RSF (rental reduction).
- 9) In accordance with SFO Paragraph 7.3, (Overtime Usage), the rate for overtime usage for the Expansion Space is established as \$20.00 per hour.
- 10) The Lessor shall provide the Government with CAD drawings of the leased space at the time of award.
- 11) The Government ( ) shall have the right to provide guard service and install card key access control equipment for the space.
- 12) The Government will have thirty (30) days from award to submit Government approved design intent drawings.

  
GOV'T

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LESSOR