

RECEIVED JUN 10 1998

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

SUPPLEMENTAL AGREEMENT NO. 10

DATE
JUN 12 1998

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO.
GS-04B-33138

ADDRESS OF PREMISES
**KOGER CENTER
2601 FLOWERS ROAD, SOUTH
ATLANTA, GEORGIA 30341**

THIS AGREEMENT, made and entered into this date by and between **KOGER EQUITY, INC.**

whose address is **3986 BOULEVARD CENTER
SUITE 101
JACKSONVILLE, FL 32207**

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. The Lease, as amended by Supplemental Lease Agreements (SLAs) 1 through 9, is hereby further amended by this SLA, effective as follows:

1. The Annual Rent, effective January 1, 1998, as set forth in SLA No. 7, Paragraph 3 on Page 2 of 4, is hereby amended as follows:

Total Current Annual Rent (including CPI Escalation for 11/01/97):	\$1,418,588.91
Adjustment for Expansion effective 01/01/98:	148,166.92
Total New Annual Rent:	\$1,566,755.83
Total New Monthly Rent (paid in arrears):	\$130,562.99

2. Effective May 1, 1998, the Reduction for Vacant Space of \$1.65 per RSF (PRSF) is removed, as follows:

20,675 RSF (acquired in SLA No. 5) x \$1.65 PRSF =	\$34,113.75
10,909 RSF (acquired in SLA No. 5) x \$1.65 PRSF =	17,999.85
11,132 RSF (acquired in SLA No. 7) x \$1.65 PRSF =	18,367.80
42,716 RSF	\$70,481.40 = Total Amount Added to Annual Rent

Total Current Annual Rent (per Paragraph 1 above):	\$1,566,755.83
Adjustment for no Reduction for Vacant Space:	70,481.40
Total New Annual Rent:	\$1,637,237.23 ✓
Total New Monthly Rent:	\$136,436.44 (paid in arrears)

3. Upon receipt of invoice from the Lessor as set forth in the General Conditions (attached), the Government will make a one-time lump sum payment to the Lessor in the amount of \$6,120.00, as negotiated, as complete payment for additional alterations to the expansion spaces acquired under SLAs No. 5 and No. 7.
4. The Lessor shall provide the Government with a copy of the Certificate of Occupancy for the Williams Building expansion spaces, as evidence of compliance with fire safety requirements.

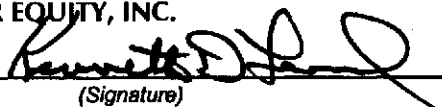
All other terms and conditions of the lease shall remain in force and effect.

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

LESSOR

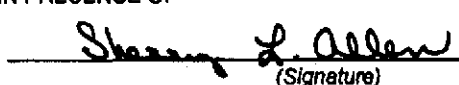
KOGER EQUITY, INC.

BY


(Signature)

Vice President

IN PRESENCE OF


(Signature)

3986 Boulevard Center
Jacksonville, FL 32207

(Address)

UNITED STATES OF AMERICA

BY


(Signature)

Contracting Officer
GENERAL SERVICES ADMINISTRATION

(Official Title)

William T. Jones, Jr.