

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 25

DATE 12/10/09

TO LEASE NO.

GS-04B- 33138

ADDRESS OF PREMISIS

The Koger Center: Yale, Vanderbilt, 2945/2939 flowers road south and
Stanford and Williams Buildings
2960 and 2877 Brandywine Road , Atlanta, GA 30341

THIS AGREEMENT, made and entered into this date by and between DRA CRT CHAMBLEE CENTER LLC.

Whose Address is: P.O. Box 405173
Atlanta, GA 30384

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 August 1, 2008, as follows:

Due to a mutual lease reconciliation the following paragraphs 1 , 2 , 3 , 9 have been amended to read

1. In accordance with the SF2, paragraph 1 is amended to reflect: The square footage will change as follows: the government currently occupies 149,512 rentable square feet or 133,493 usable square feet of office space. The Government will acquire leased expansion space in the Williams Building in the amount of 77,095 rentable square feet or 68,835 usable square feet. The total amount of space under this lease will be: 226,607 rentable or 202,328 usable square feet. The effective date of this procurement is August 1, 2008

2. Paragraph 2 is amended to reflect the following to have and to hold with all their appurtenances the 77,095 rsf of expansion space in the Williams Building, for the term beginning August 1, 2008 through November 30, 2010. The Government MAY NOT terminate the lease for the 77,095 rsf of expansion space at any time.

3. Paragraph 3 of the contract is amended to read: The Government shall pay the lessor for the 77,095 rsf of expansion space in the Williams Building: \$16.10 per rsf (shell) and \$4.97 per rsf (operating cost) The rate for the 77,095 rsf of expansion space in the Williams Building will be: \$21.07 per rentable square feet, \$135,351.53 Monthly or \$1,624,218.35 per annum. The Government will pay the lessor \$297,355.95 Monthly or \$ 3,568,271.49 per annum for the lease of 226,607rsf. These rates include escalations through October 31, 2005.

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: DRA CRT CHAMBLEE CENTER LLC a Delaware limited liability company By: Mez DRA CRT LLC, By: CRT OP LLC, By: DRA CRT Acquisition corp., its managing member.

BY

(Signature)

(Title)

IN PRESENCE OF

(Signature)

(Address)

UNITED STATES OF AMERICA

BY

(Signature)

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)

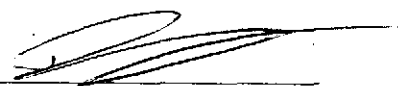
4. Paragraph 10 is amended to read: base cost of services for the 77,095 rsf in the Williams Building is established at \$3.633 per rentable square feet and \$4.07 per usable square foot. The escalation index start date is established as 11/1/1994. Rent will start on 8/1/2008 and the next escalation date will be 11/1/2008. Escalations are cumulative from the initial index year and are applied at the time of beneficial occupancy.

5. Paragraph 11 is amended to read: The percentage of Government occupancy for the Williams Building is established as 99%

6. This SLA 25 is being written with the knowledge that both parties agree on the following: The government does not owe any additional payment to the lessor for any rent or services charges that accumulated prior to August 31, 2008. All charges prior to August 31, 2008 were settled with the execution of SLA 24. Both parties also agree that the Government will not make any reconciliation payments based on this SLA 25, and that a future SLA will be written to reconcile the lease going forward from September 1, 2008 to the present.

7. This 77,095 rsf of expansion space in the Williams Building is being accepted as is for the entire firm term, August 1, 2008 until November 30, 2010 by the Government

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



LESSOR

GOVERNMENT