

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

NO. 3

June 9, 1995

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 day by and between Koger Equity, Inc.

whose address is 3986 Boulevard Center, Ste. 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.

1. As a result of a change in the offered space and the mutual measurement, Paragraph 1 is amended as follows:
The Lessor hereby leases to the Government the following described premises: A total of 92,117 net usable square feet (nurf) of space and forty-four (44) on site, reserved parking spaces located at Koger Center, Yale Building, 2945 Flowers Road South, Vanderbilt Building, 2939 Flowers Road South, and Stanford Building, 2960 Brandywine Road, Atlanta, Georgia 30341. The following breakdown will identify location of space:

BUILDING

NUSE

Yale	26,473 (Partial Building)
Vanderbilt	30,244 (Total Building)
Stanford	35,400 (Total Building)

to be used for such purposes as determined by General Services Administration.

[Continued]

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

LESSOR
KOGER EQUITY, INC.

BY Bradford A. Chaffin
BRADFORD A. CHAFFIN

VICE PRESIDENT

(Signature)
IN PRESENCE OF

(Title)

UNITED STATES OF AMERICA

BY Rosemary Phillips
(Signature)

Rosemary Phillips

Contracting Officer, General Services Administration

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2. Paragraph 2 of SLA #1 is amended to reflect a correction of square footage effective November 1, 1994, from 91,355 nufsf to 92,117 at \$9.00 psf. No interest shall be paid on the difference since the payment change is a result of mutual measurement.

Current Annual Rent (\$9 psf X 91,355)	\$822,195.00
New Annual Rent (\$9 psf X 92,117)	\$829,053.00
Monthly Annual Rent	\$69,087.75

The following adjustments reflect changes in the rental rate which is increased from \$9.00 psf to 10.80 psf (to include \$1.80 vacant space adjustment) and in accordance with the following staggered occupancy dates with appropriate prorations of space.

A. Effective March 24, 1995, occupancy of Yale, second floor, 15,377 sf x \$1.80 increase:

Current Annual Rent.(revised above)	\$829,053.00
New Annual Rent.(\$1.80 X 15,377 plus above)	\$856,731.60
New Monthly Rent	\$71,394.30

B. Effective April 7, 1995, occupancy of Yale, first floor (11,096 sf) and both floors of Vanderbilt (30,244)

Current Annual Rent (revised in A above)	\$856,731.60
New Annual Rent.(\$1.80 X 41,340 plus above)	\$931,143.60
New Monthly Rent	\$77,595.30

C. Effective April 21, 1995, occupancy of Stanford (35,400 sf)

Current Annual Rent.(revised in B above)	\$931,143.60
New Annual Rent.(\$1.80 X 35,400 plus above)	\$994,863.60✓
New Monthly Rent	\$82,905.30

Rent checks shall be made payable to:

Koger Equity, Inc.
P.O. Box D860516
Orlando, FL 32886

