

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT
No. 26

DATE 11/17/2009

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 September 1, 2008, as follows:

Due to a mutual lease reconciliation the following paragraphs 1, 2, 3, 9 have been amended to read effective 9/1/2008, these rates reflect CPI escalations through 9/1/2008

Block	Building	Rentable sq ft	Term Rights	Exp. Date	Shell	Operating	Annual Rent
A	Yale	29,650	10/31/2004	10/31/2014	\$180,810.59	\$146,091.68	\$326,902.27
B	Vanderbilt	33,873	10/31/2004	10/31/2014	\$206,566.52	\$166,902.00	\$373,468.52
C	Williams	20,675	8/1/2004	10/31/2014	\$203,761.48	\$121,987.25	\$325,748.73
D	Williams	10,909	8/1/2004	10/31/2014	\$108,386.72	\$63,145.56	\$171,532.28
E	Williams	11,132	8/1/2004	10/31/2014	\$148,001.65	\$64,435.69	\$212,437.34
F	Yale	3,625	10/31/2004	10/31/2014	\$40,106.10	\$17,863.44	\$57,969.54
G	Stanford	39,648	7/1/2006	10/31/2014	\$514,362.00	\$195,355.47	\$709,717.47
H	Williams	<u>77,095</u>	11/30/2010	11/30/2010	\$1,209,173.37	\$389,435.49	<u>\$1,598,608.86</u>
TOTAL RSF		226,607			TOTAL ANNUAL RENT		\$3,776,385.34

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] Vice President
(Signature) (Title)
IN PRESENCE OF [Signature] 230 East 42nd St. 27th Fl. NY, NY 10017
(Signature) (Address)

UNITED STATES OF AMERICA
BY [Signature] CONTRACTING OFFICER
(Signature) GENERAL SERVICES ADMINISTRATION
(Official Title)

DUPLICATE ORIGINAL

Due to a mutual lease reconciliation paragraph 10 has been amended to read: effective 9/1/2008

<u>Block</u>	<u>BCOS RENTABLE / USABLE</u>	<u>ESCALATION INDEX START DATE</u>	<u>RENT BEGAN ON</u>	<u>** NEXT ESCALATION DATE</u>
A	\$3.544 / \$3.97	11/1/1994	11/1/1994	11/1/1995 **
B	\$3.544 / \$3.97	11/1/1994	11/1/1994	11/1/1995 **
C	\$4.244 / \$4.75391	11/1/1994	3/1/1997	11/1/1997 **
D	\$4.164 / \$4.66393	11/1/1994	6/1/1997	11/1/1998 **
E	\$4.164 / \$4.66393	11/1/1994	1/1/1998	11/1/1998 **
F	\$3.544 / \$3.97	11/1/1994	5/1/2001	11/1/2001 **
G	\$3.544 / \$3.97	11/1/1994	7/1/2006	11/1/2007 **
*H	\$3.633 / \$4.07	11/1/1994	8/1/2008	11/1/2008 **

* THIS SPACE H TERMINATED EFFECTIVE JULY 31, 2008. HOWEVER, THE SPACE WAS ACQUIRED EFFECTIVE AUGUST 1, 2008 WITH A BCOS OF \$3.633 PER RENTABLE SQUARE FOOT AND \$4.07 PER USABLE SQUARE FOOT, PER SLA 25.

** ESCALATIONS ARE CUMULATIVE FROM THE INITIAL INDEX YEAR AND ARE APPLIED AT THE TIME OF BENEFICIAL OCCUPANCY. NO ADDITIONAL CPI'S WILL BE GRANTED PRIOR TO SEPTEMBER 1, 2008

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



LESSOR



GOVERNMENT

DUPLICATE ORIGINAL