

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 4	TO LEASE NO. GS-04B-48124	DATE 10/11/11	PAGE 1 of 2
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ADDRESS OF PREMISES 117 North Park Drive, Brunswick, GA 31520-2185

THIS AGREEMENT, made and entered into this date by and between **Alliance Land Group, LLC**

whose address is 615 Glenwood Place, Dalton, GA 30721-3301

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows: WHEREAS, the parties hereto desire to amend the above lease.

Paragraphs 3,12 of the lease are hereby deleted in their entirety and replaced as follows:

"3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

(See rent table on page 2).

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR **Alliance Land Group**

SIGNATURE <i>Mike B. Kinsey</i>	NAME OF SIGNER Mike B. Kinsey
ADDRESS 615 Glenwood Place Dalton, GA 30721	

IN PRESENCE OF

SIGNATURE <i>Smith Foster</i>	NAME OF SIGNER SMITH FOSTER
ADDRESS 802 Battlefield Park Dr - UNITED STATES OF AMERICA	

SIGNATURE <i>Brian Narducci</i>	NAME OF SIGNER Brian Narducci
OFFICIAL TITLE OF SIGNER Lease Contracting Officer	

<u>Lease Year</u>	<u>Annual Shell</u>	<u>Annual Op rent</u>	<u>Annual TI</u>	<u>Shell Rent PRSF</u>	<u>Op rent PRSF</u>	<u>TI PRSF</u>	<u>Total A/B</u>	<u>\$ PRSF</u>	<u>Monthly Rate</u>
0	\$77,672.00	\$16,772.00	\$13,384.00	\$27.74	\$5.99	\$4.78	\$107,828.00	\$38.51	\$8,985.67
1	\$77,672.00	\$17,191.30	\$13,384.00	\$27.74	\$6.14	\$4.78	\$108,247.30	\$38.66	\$9,020.61
2	\$77,672.00	\$17,621.08	\$13,384.00	\$27.74	\$6.29	\$4.78	\$108,677.08	\$38.81	\$9,056.42
3	\$77,672.00	\$18,061.61	\$13,384.00	\$27.74	\$6.45	\$4.78	\$109,117.61	\$38.97	\$9,093.13
4	\$77,672.00	\$18,513.15	\$13,384.00	\$27.74	\$6.61	\$4.78	\$109,569.15	\$39.13	\$9,130.76
5	\$77,672.00	\$18,975.98	\$13,384.00	\$27.74	\$6.78	\$4.78	\$110,031.98	\$39.30	\$9,169.33
6	\$77,672.00	\$19,450.38	\$13,384.00	\$27.74	\$6.95	\$4.78	\$110,506.38	\$39.47	\$9,208.86
7	\$77,672.00	\$19,936.64	\$13,384.00	\$27.74	\$7.12	\$4.78	\$110,992.64	\$39.64	\$9,249.39
8	\$77,672.00	\$20,435.05	\$13,384.00	\$27.74	\$7.30	\$4.78	\$111,491.05	\$39.82	\$9,290.92
9	\$77,672.00	\$20,945.93	\$13,384.00	\$27.74	\$7.48	\$4.78	\$112,001.93	\$40.00	\$9,333.49
10	\$77,672.00	\$21,469.58	\$0.00	\$27.74	\$7.67	\$0.00	\$99,141.58	\$35.41	\$8,261.80
11	\$77,616.00	\$22,006.32	\$0.00	\$27.72	\$7.86	\$0.00	\$99,622.32	\$35.58	\$8,301.86
12	\$77,616.00	\$22,556.48	\$0.00	\$27.72	\$8.06	\$0.00	\$100,172.48	\$35.78	\$8,347.71
13	\$77,616.00	\$23,120.39	\$0.00	\$27.72	\$8.26	\$0.00	\$100,736.39	\$35.98	\$8,394.70
14	\$77,616.00	\$23,698.40	\$0.00	\$27.72	\$8.46	\$0.00	\$101,314.40	\$36.18	\$8,442.87
15	\$77,616.00	\$24,290.86	\$0.00	\$27.72	\$8.68	\$0.00	\$101,906.86	\$36.40	\$8,492.24

"12. The SFO paragraph entitled *Operating Costs Base*, is deleted and replaced with the following paragraph.

The escalation base is established as \$1.80/RSF (\$41,126.40/annum).

OPERATING COSTS (SEP 2009)

A. The base for the operating costs adjustment will be established during negotiations based upon ANSI/BOMA Office Area square feet.

- Beginning with the second year of the lease and each year thereafter, the Government shall pay annual incremental adjusted rent for changes in costs for cleaning services, supplies, materials, maintenance, trash removal, landscaping, water, sewer charges, heating, electricity, and certain administrative expenses attributable to occupancy. Applicable costs listed on GSA Form 1217, Lessor's Annual Cost Statement, when negotiated and agreed upon, will be used to determine the base rate for operating costs adjustment. In lieu of passing through the actual incremental additional costs outlined above, the Government shall pay an annual increase of two percent (2.5%) of the operating cost adjustment base established during negotiations. This amount will be calculated by multiplying the previous years' amount by 1.025."

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

INITIALS:

MBK
LESSOR

&

Am
GOVT