

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. NO. 3	TO LEASE NO. GS-04B-50020	DATE 3/18/2011	PAGE 1 of 4
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ADDRESS OF PREMISES
6670 Merchants Way, Morrow GA 30260-2340

THIS AGREEMENT, made and entered into this date by and between LESSOR, THE HUTTON COMPANY, LLC

whose address is 736 CHERRY STREET
CHATTANOOGA, TN 37402-1909

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to order tenant improvements which exceed the tenant improvement allowance. And to provide Lessor with a Notice to Proceed with Tenant improvements.

In this lease, Lessor agreed to Provide the government with a reimbursable Tenant Improvement allowance (TIA) in the amount of \$35.77 Per ANSI/BOMA square foot (16,535) Which is \$591,456.95 at an amortized rate of 6.00% that will be compounded monthly over the five year firm term of the lease. The Government has agreed to reimburse the lessor in the amount of \$121,674.24 to cover the cost above the TI allowance based on Government approved Design Intent Drawings (DID) that have exceeded the (TIA).

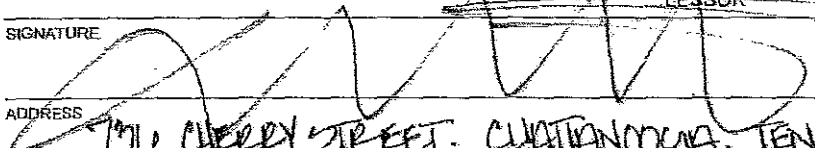
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective March 2, 2011, as follows:

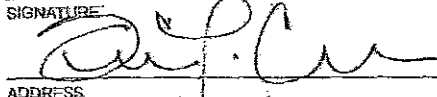
I. This Supplemental Lease Agreement (SLA) No. 3 has been prepared to issue acceptance and Notice to Proceed for Tenant Improvements in the amount of \$121,674.24. In accordance with the scope of work in the "DID" incorporated in attached Exhibit A, and change orders (1, 2, 3, 4) Exhibit B.


II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor as follows; Include in a lump sum payment the amount of \$121,674.24, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer. Invoices shall be submitted to the Greater Southwest Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Lessors who are unable to process the invoices electronically, may mail the invoices to the following address:

General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

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

LESSOR	
SIGNATURE 	NAME OF SIGNER KAREN L. HUTTON
ADDRESS 736 CHERRY STREET, CHATTANOOGA, TENNESSEE, 37402	

IN PRESENCE OF	
SIGNATURE 	NAME OF SIGNER SUSAN M. CROSSIE
ADDRESS 736 CHERRY STREET, CHATTANOOGA, TENNESSEE, 37402	

UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER Craig Thomas
OFFICIAL TITLE OF SIGNER Contracting Officer	

A copy of the invoice must be provided to the Contracting Officer at the following address:

General Services Administration
Attn: Craig Thomas
GSA CONTRACTING OFFICER
77 Forsyth St., SW
Ste. 500
Atlanta, GA 30303-3458

A proper invoice must include the following:

- Invoice date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # 0019901

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

III. The Government-approved design intent drawings which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit A and Change Orders Exhibit B (2 pages).

IV. The Lessor hereby waives restoration as a result of all improvements.

All other terms and conditions remain in full force and effect.

INITIALS:  & 
LESSOR GOV'T