

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.

6

TO LEASE NO.

GS-04B- 50106

DATE

3/7/12

PAGE

1 of 1

ADDRESS OF PREMISES

3154 Perimeter Parkway, Augusta, Richmond County, GA 30909-4583

THIS AGREEMENT, made and entered into this date by and between **Snelling Properties, LLP**

whose address is 122 Davis Road, Martinez, GA 30907 - 2384

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:**WHEREAS**, the parties hereto desire to amend the above Lease contract as indicated below.**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective with the starting date of the lease, as follows:

-Paragraphs 2 and 3 are amended as follows:

TERM	ANNUAL RENT	RATE per RSF ¹	RATE per ABOASF ²	MONTHLY RATE
1/9/12 - 1/8/17	\$222,310.00	\$23.65	\$27.13	\$18,525.83
1/9/17 - 1/8/22	\$168,354.00	\$17.91	\$20.65	\$14,029.50

Added cost for securing electrical room \$4,387/9,400 RSF(8,194 ABOASF) for 5 yrs w/no amortization =9 cents PRSF shell.
Yrs.1-5 are amended as follows: \$23.65 PRSF rate = Shell rate \$12.62; T/I rate is \$6.15; operating costs are \$4.88

-Para. 23 is amended to reflect the [redacted] broker fee as [redacted] fee to Govt.) and [redacted] to Broker).Govt. portion of broker fee will be captured as follows: First - Third Month's Rental Payment of \$18,525.83 minus the prorated Commission Credit of [redacted] equals the adjusted First - Third Month's Rent of [redacted].

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

-Punch list items are complete. Cove base was installed per Government requirements.

-The HVAC test and balance report provided by the Lessor has been reviewed and requires corrective action no later than March 5, 2012. The contract obligations do not appear to have met the below ASHRAE standards. There are a few air balancing deficiencies that range from -7% to -26% on Heat pump # 1 (HP-01). The contractor notes provided to the Lessor identify some potential reasoning on their report that could have caused this issue. Corrective action and a revised report must be completed and submitted to GSA by May 31, 2012.

-Certificates of completion (2) attached dated January 9th (Tenant Improvements) and January 13th (shell) are hereby incorporated into this SLA5 as Exhibit '1'.

-Overtime rate per the Lessor's final offer, Item 27 of the Form 1364 dated 5/12/10 is zero for both hourly and 24 hour HVAC service.

////////////////////////////////////End of SLA5////////////////////////////////////

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

LESSOR

SIGNATURE

Snelling Properties, LLP

NAME OF SIGNER

George W. Snelling

ADDRESS

122 DAVIS RD., Martinez, GA 30907

IN PRESENCE OF

SIGNATURE

Cathy Goldman

NAME OF SIGNER

Cathy Goldman

ADDRESS

Same

UNITED STATES OF AMERICA

SIGNATURE

Pamela W. Dauphy

NAME OF SIGNER

PAMELA MURPHY, CONTRACTING OFFICER

OFFICIAL TITLE OF SIGNER

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GSA FORM 276 (REV. 8/2006)