

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 04	TO LEASE NO. GS-04B-59155	DATE	PAGE 1 of 1
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ADDRESS OF PREMISES Suntrust Bank Building located at 435 Second Street, 3rd floor, Macon, GA 31201-2624

THIS AGREEMENT, made and entered into this date by and between Macon Office Investment, LLC

whose address is 121 West Trade Street, Suite 2020
Charlotte, NC 28202-5399

DUPLICATE

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 to modify the lease number and to establish beneficial occupancy. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective December 1, 2010, as follows:

ORIGINAL

Paragraphs 2, 3 and 4 of the lease contract are hereby deleted in their entirety and replaced as follows:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term of ten (10) years beginning on December 1, 2010 through November 30, 2020, subject to termination and renewal rights as may be hereafter set forth."

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

TERM	ANNUAL RENT	RATE PER RSF ¹	RATE PER BOASF ²	MONTHLY RATE
12-1-2010 through 11-30-2015	\$240,201.98	\$17.11	\$19.68	\$20,016.83
12-1-2015 through 11-30-2020	\$172,541.77	\$12.29	\$14.13	\$14,378.48

Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 of SLA1.

Note 2. The rate per ABOASF is determined by dividing the total annual rental by the ABOASF set forth in Paragraph 9 of SLA1."

"4. The Government may terminate this lease, in whole or in part, at any time on or after December 1, 2015, by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing."


Paragraph 25 is hereby added to the lease contract as follows:

"25. The Lease Number is hereby modified from GS-04B-59158 to GS-04B-59155."

All other terms and conditions of the Lease shall remain in full force and effect.

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

LESSOR Macon Office Investment, LLC

SIGNATURE 	NAME OF SIGNER Christopher R. Smith
ADDRESS 121 West Trade Street, Ste. 2020 Charlotte, NC 28202	

IN PRESENCE OF

SIGNATURE Bonnie MacLean	NAME OF SIGNER Bonnie MacLean
ADDRESS 121 W. Trade St. Ste. 2020 Charlotte NC 28202	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER
	OFFICIAL TITLE OF SIGNER