

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

Supplemental Lease
Agreement # 9

Date 4/1/13

TO LEASE NO. GS-04B-61072

Address of Premises:
731 QUEEN CITY PARKWAY
GAINESVILLE, GA 30501-4357

THIS AGREEMENT, made and entered into this date by and between WALTERS INCOME PROPERTIES, LP whose address is 714 GREEN STREET, GAINESVILLE, GA 30501-3322 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter 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, upon the Government's execution of this Supplemental Lease Amendment (SLA) #9 to increase the cost of the alteration work authorized in SLA#8 by \$5,243.00 for the total project NOT TO EXCEED amount of \$120,176.00 in accordance with the specifications detailed in Exhibit A (Scope of Work) and depicted on floor plan attached hereto and made a part hereof. Please be advised that any work that is done that exceeds the cost specified above will be the financial responsibility of the Lessor.

The Lessor shall furnish all labor, materials, equipment, design, professional fees, permit fees, inspections fees, utilities, construction cost and services and all other similar cost and expenses associated with the alterations to the space as stated in Exhibit "A" Scope of Work. All work must be completed by 04/15/2013.

Lessor will be paid a lump sum payment in the amount of \$120,176.00 after completion of the work and acceptance by the Government. Payment will be due only for items which are (a) stated in this Lease Amendment, and (b) stated and depicted in Exhibit "A", or (c) specifically requested in writing by the GSA Contracting Officer. Title to items for which the Government makes a lump sum payment shall vest in the Government. These items can be removed by the Government at any time. Lessor waives any restoration in connection with these items. Unless the Government has removed the item from the premises, Lessor shall remain responsible for maintenance, repair and replacement of all items provided by the Lessor under this lease. If, after the lease term and any extended, renewal or succeeding lease term, the Government elects to abandon any items in place, title shall pass to the Lessor.

For payment purposes, all invoices shall be sent to: U.S. General Services Administration, Finance Division - 7BCP, 819 Taylor Street, Fort Worth, Texas 76102-0181 and Lessor's certified billing invoice shall reference the following Payment Document Number PDN# PS0025335.

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 lease agreements, the terms and conditions of this Agreement shall control and govern.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

LESSOR: Walters Income Properties, LP

BY

J.P. Walters

(Signature)

3/21/13

(Title)

IN THE PRESENCE OF (witnessed by:)

J.P. Walters

(Signature)

3/22/13

(Address)

UNITED STATES OF AMERICA

BY

Scott S. Cogan
Contracting Officer
General Services Administration