

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDING SERVICES  
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL  
AGREEMENT  
NO. 2

DATE

4/12/12

TO LEASE NO. **GS-04B- 61096**

THIS AGREEMENT, made and entered into this date by and between JST Properties, LLC

whose address is 6922 Jamesson Way  
Midland, GA 31820-3639

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, effective as of the date above, as follows:

Paragraph 3 is amended as follows: The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

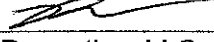
<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE per RSF<sup>1</sup></u>	<u>RATE per ABOASF<sup>2</sup></u>	<u>MONTHLY RATE</u>
5/1/12 – 4/30/17	\$304,879.75	\$29.05	\$31.36	\$25,406.65
5/1/17 – 4/30/22	\$230,890.00	\$22.00	\$23.75	\$19,240.83

The Lessor hereby waives restoration.

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All other terms and conditions of the lease shall remain in force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR:

BY  R. Scott Ammerman  
JST Properties, LLC (Signature) Owner (Title)  
IN THE PRESENCE OF  
(Signature) (Address)

UNITED STATES OF AMERICA

BY  PAMELA MURPHY (Signature) Contracting Officer  
General Services Administration (Official Title)

Shell addition	Electrical Enclosure
City, State	Columbus, GA
Overhead:	8.0%
Profit:	12.0%

CSI Section	Description	Qty	Unit	Unit Cost	Total Item	Total Cost
02220	Selective Site Demolition	78	lf			
02840	Steel Bollards	2	ea			
03210	Reinforcing Steel	230	lf			
03300	Concrete Footing - L&M	28	lf			
03600	Grout - Block Fill	5	cy			
04800	Concrete Block - L&M	340	ea			
04800	Brick - L&M	2.15	m			
05420	Metal Framing - L&M	96	sf			
05500	Metal Structural Support	1	ea			
06150	Wood Decking - L&M	96	sf			
07410	Metal Roofing - L&M	96	sf			
08100	Metal Door and Frame - L&M	1	ea			
08710	Door Hardware - L&M	1	ea			
08710	Door Closure - L&M	1	ea			
16500	Lighting - L&M	1	ea			

\$0.00	\$0.00
\$0.00	\$0.00

<b>Subtotal</b>	<b>\$10,599.70</b>	<b>\$10,599.70</b>
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<b>Overhead</b>	\$847.98
<b>Profit</b>	\$1,373.72

<b>Total</b>	<b>\$12,821.40</b>
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Based on the total of \$12,821.40 and loan costs of \$1361.00 totaling \$14,182.40 amortized for a 5yr term at 7.5% interest rate a monthly payment would be \$284.68 per month/ \$3,416.19 per year/ (\$.3255 rounded to \$.33) \$0.33 per RSF and \$0.36 per ABOS SF to the current shell numbers. These PRSF rates are based on using 10,495 rentable square feet (RSF), consisting of 9,722 ANSI/BOMA Office Area Square Feet (ABOASF) ////////////////////////////////////// End of SLA2 //////////////////////////////////////

Initials: RSA [Signature]  
Lessor Govt.