

SUPPLEMENTAL LEASE AMENDMENT

SUPPLEMENTAL LEASE AMENDMENT NO. 1	TO LEASE NO. GS-04B-61110	DATE 8/21/12	PAGE 1 of 2
ADDRESS OF PREMISES Tulane Building, First, second, and third (1 st , 2 nd , and 3 rd) floors at 2888 Woodcock Blvd., Atlanta, GA 30341-4002			

THIS AGREEMENT, made and entered into this date by and between **DRA CRT Chamblee Center, LLC, a Delaware limited liability company**

whose address is

2951 Flowers Road South, Suite 220
Atlanta, GA 30341-5533

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

WHEREAS, the parties hereto desire to amend the above Lease for the commencement of shell rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective on September 1, 2012, as follows:

- I. This Supplemental Lease Agreement (SLA) One (1) provides for commencement of shell rent and operating expenses. Tenant Improvements will be addressed in a future SLA upon completion, inspection, and acceptance of the work by the Government. Paragraphs 2, 3, and 4 are addressed in this SLA.

Paragraph 2 is hereby deleted in its entirety and replaced with:

"2. TO HAVE AND TO HOLD the said premises with their appurtenances for ten (10) years starting September 1, 2012 through August 31, 2022 subject to the termination rights as may be hereinafter set forth."

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

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

LESSOR: DRA CRT Chamblee Center, LLC, a Delaware limited liability company, By: Mez DRA CRT LLC, a Delaware limited liability company, its sole member, By: CRTP OP LLC, a Delaware limited liability company, its sole member, By: DRA CRT Acquisition Corp., a Delaware corporation, its managing member

SIGNATURE 	NAME OF SIGNER Brian T. Summers Vice President
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ADDRESS 220 East 42 nd Street, 27 th Flr. New York, NY 10017

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Name Alexander
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ADDRESS 220 East 42 nd Street, 27 th Flr. New York, NY 10017

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER OFFICIAL TITLE OF SIGNER
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Paragraph 3 is hereby deleted in its entirety and replaced with:

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


Term	Annual Rent	Monthly Rent	Rate per RSF
09.01.2012 - 08.31.2017			
Shell Rent	\$ 814,358.74	\$ 67,863.23	\$ 14.57
Operating Expenses*	\$ 263,673.64	\$ 21,972.80	\$ 4.72
Tenant Improvements**	\$ -	\$ -	\$ -
Total Rent	\$ 1,078,032.38	\$ 89,836.03	\$ 19.29
09.01.2017 - 08.31.2022			
Shell Rent	\$ 814,358.74	\$ 67,863.23	\$ 14.57
Operating Expenses*	\$ 263,673.64	\$ 21,972.80	\$ 4.72
Tenant Improvements	\$ -	\$ -	\$ -
Total Rent	\$ 1,078,032.38	\$ 89,836.03	\$ 19.29

*Operating costs subject to annual CPI Adjustments throughout the lease term.

**Tenant Improvement amortization will be adjusted upon complete, inspection, and acceptance of the TI alterations and all items identified in Paragraph 11 herein. Tenant Improvement amortization will occur for the remaining firm term of the lease.

Paragraph 4 is hereby deleted in its entirety and replaced with:

"4. The Government may terminate this lease in whole or in part at any time after the fifth (5th) year or August 31, 2017, by giving at least one hundred twenty (120) days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing."

INITIALS:  LESSOR
GOVT