
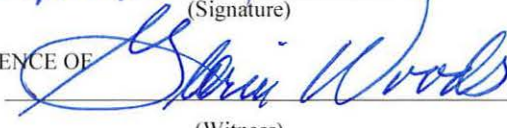

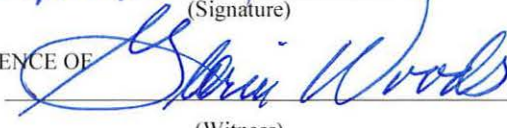

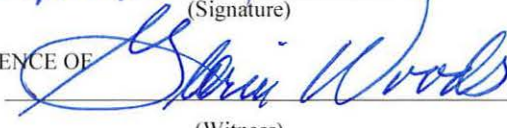
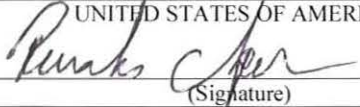
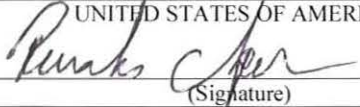
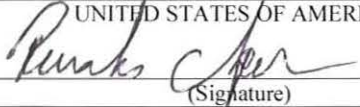


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	Supplemental Lease Agreement NO. 3	DATE <div style="font-size: 1.2em;">5/15/12</div>																					
SUPPLEMENTAL LEASE AGREEMENT		TO LEASE NO. GS-O4B-61165																					
ADDRESS OF PREMISES: 4500 Hugh Howell Road Suite 405, Tucker, Georgia 30084-4723																							
THIS AGREEMENT, made and entered into this date by and between Heritage Place, LLC whose address is 3781 Presidential Parkway, Suite 123 Atlanta, GA 30340 And whose interest in the property hereinafter described is that of OWNER Hereinafter-called 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 upon execution by the Lessor and the Government as follows: Paragraphs 2, 3, 8 and 19 of the lease are hereby deleted in their entirety and replaced as follows: 1. Paragraph 2 is amended to read: TO HAVE AND TO HOLD the said premises with their appurtenances for the ten (10) years, five (5) years firm, and term beginning on April 1, 2012 through March 31, 2022 subject to termination and renewal rights as may be hereinafter set forth." 2. Paragraph 3 is amended to read: The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 12.5%;">TERM</th> <th style="width: 12.5%;">SHELL RENT</th> <th style="width: 12.5%;">OPERATING RENT</th> <th style="width: 12.5%;">TENANT IMPROVEMENT</th> <th style="width: 12.5%;">ANNUAL RENT</th> <th style="width: 12.5%;">PRSF RATE</th> <th style="width: 12.5%;">PUSF RATE</th> </tr> </thead> <tbody> <tr> <td>04/01/12 thru 03/31/17</td> <td>\$65,831.56</td> <td>\$28,922.00</td> <td>\$10,534.63</td> <td>\$105,288.19</td> <td>\$20.00</td> <td>\$20.00</td> </tr> <tr> <td>04/01/17 thru 03/31/22</td> <td>\$73,710.00</td> <td>\$28,922.00</td> <td>\$0.00</td> <td>\$102,632.00</td> <td>\$19.49</td> <td>\$19.49</td> </tr> </tbody> </table>			TERM	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENT	ANNUAL RENT	PRSF RATE	PUSF RATE	04/01/12 thru 03/31/17	\$65,831.56	\$28,922.00	\$10,534.63	\$105,288.19	\$20.00	\$20.00	04/01/17 thru 03/31/22	\$73,710.00	\$28,922.00	\$0.00	\$102,632.00	\$19.49	\$19.49
TERM	SHELL RENT	OPERATING RENT	TENANT IMPROVEMENT	ANNUAL RENT	PRSF RATE	PUSF RATE																	
04/01/12 thru 03/31/17	\$65,831.56	\$28,922.00	\$10,534.63	\$105,288.19	\$20.00	\$20.00																	
04/01/17 thru 03/31/22	\$73,710.00	\$28,922.00	\$0.00	\$102,632.00	\$19.49	\$19.49																	
Continued on page 2																							
IN WITNESS WHEREOF, the parties subscribed their names as of the above date.																							
<table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> LESSOR: Heritage Place, LLC BY <u></u> (Signature) </td> <td style="width: 50%; vertical-align: top;"> <u>Managing Member</u> (Title) </td> </tr> <tr> <td style="vertical-align: top;"> IN PRESENCE OF <u></u> (Witness) </td> <td style="vertical-align: top;"> <u>3781 Presidential Parkway, Suite 123, Atl, GA 30340</u> (Address) </td> </tr> </table>			LESSOR: Heritage Place, LLC BY <u></u> (Signature)	<u>Managing Member</u> (Title)	IN PRESENCE OF <u></u> (Witness)	<u>3781 Presidential Parkway, Suite 123, Atl, GA 30340</u> (Address)																	
LESSOR: Heritage Place, LLC BY <u></u> (Signature)	<u>Managing Member</u> (Title)																						
IN PRESENCE OF <u></u> (Witness)	<u>3781 Presidential Parkway, Suite 123, Atl, GA 30340</u> (Address)																						
<table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> UNITED STATES OF AMERICA: BY <u></u> (Signature) </td> <td style="width: 50%; vertical-align: top;"> GENERAL SERVICES ADMINISTRATION _____ CONTRACTING OFFICER (Official Title) </td> </tr> </table>			UNITED STATES OF AMERICA: BY <u></u> (Signature)	GENERAL SERVICES ADMINISTRATION _____ CONTRACTING OFFICER (Official Title)																			
UNITED STATES OF AMERICA: BY <u></u> (Signature)	GENERAL SERVICES ADMINISTRATION _____ CONTRACTING OFFICER (Official Title)																						

Supplemental Lease Agreement No. 3 to Lease No. GS-O4B-61165, Page 2 of 2

3. Paragraph 8 The rental set forth in Paragraph 3 of this Lease Agreement is based upon the Lessor providing a tenant improvement allowance of \$44,335.00 to be amortized through the rent over the firm term of the Lease (60 Months) at the rate of 7.0%. Pursuant to this calculation, the portion of the annual rent amortized as annual tenant improvement rental is \$10,534.63 per annum or \$877.89 per month. The actual cost of Tenant Improvements shall be reconciled and rent adjusted accordingly.
4. Paragraph 19 In accordance with the SOLICITATION FOR OFFERS 0GA2066, Paragraph 2.3 the Lessor and the Broker have agreed to a SFO cooperating lease commission of [REDACTED] of the firm term value of this lease. The total amount of the commission is [REDACTED]. The Lessor shall pay the Broker no additional commissions associated with this lease transaction. In accordance with the "Broker Commission and Commission Credit" paragraph, the Broker has agreed to forego [REDACTED] of the commission that it is entitled to receive in connection with this lease transaction ("Commission Credit"). The Commission Credit is [REDACTED] per month rounded, for three (3) months of the lease. The Lessor agrees to pay the Commission less the Commission Credit, to the Broker in accordance with the "Broker Commission and Commission Credit" paragraph in the SFO and forming a part of this lease.

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$8,774.02 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent;
Second Month's Rental Payment \$8,774.02 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent;
Third Month's Rental Payment \$8,774.02 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent
Fourth Month's Rental Payment shall commence in full.

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

Last Item

 & 

Lessor Government