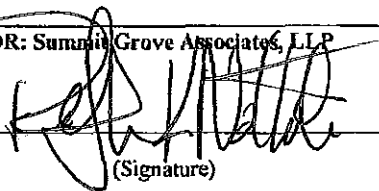
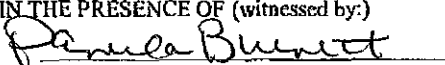
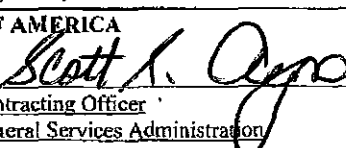


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	Supplemental Lease Agreement # 3	Date <div style="font-size: 1.5em; font-family: cursive;">2/8/13</div>
TO LEASE NO. GS-04B-62345		
Address of Premises: 1506 Klondike Road, Suites 101, 300, 301 and 306 Conyers, GA 30094-5173		
THIS AGREEMENT, made and entered into this date by and between Summit Grove Associates, LLP whose address is: 1510 Klondike Road, Suite 200, Conyers, GA 30094-5121 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 upon the Government's execution of this Supplemental Lease Agreement (SLA) 3 to establish beneficial occupancy terms.		
LEASE TERM To Have and To Hold the said Premises with its appurtenances for the term beginning on January 1, 2013 through December 31, 2023 for a lease period of 10 Years, 5 Years Firm, subject to termination and renewal rights as may be hereinafter set forth.		
Continued on Page 2 of 3		
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.		
LESSOR: Summit Grove Associates, LLP		
BY  (Signature)	<div style="font-size: 1.5em; font-family: cursive;">Partner</div> (Title)	
IN THE PRESENCE OF (witnessed by:)		
 (Signature)	<div style="font-size: 1.2em; font-family: cursive;">1510 Klondike Rd, #200, Conyers, Ga</div> (Address) 30094	
UNITED STATES OF AMERICA		
BY  Contracting Officer General Services Administration		

Paragraph 1.03 of the Lease Form L201C Government signed on August 17, 2012 is deleted in its entirety and the following substituted therefore as:

1.03 RENT AND OTHER CONSIDERATION (JUN 2012)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$152,504.45	\$152,504.45
TENANT IMPROVEMENTS RENT ²	\$68,887.36	\$0.00
OPERATING COSTS ³	\$62,064.45	\$62,064.45
BUILDING SPECIFIC SECURITY ⁴	\$0.00	\$0.00
PARKING ⁵	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$283,456.26	\$214,568.90

¹Shell rent (Firm Term) calculation: \$13.49 per RSF multiplied by 11,305 RSF

²The Tenant Improvement Allowance of \$293,395.14 is amortized at a rate of 6.5 percent per annum over 5 years.

³Operating Costs rent calculation: \$5.49 per RSF multiplied by 11,305 RSF

⁴Building Specific Security Costs of \$0.00 are amortized at a rate of 0 percent per annum over 0 years

⁵Parking costs described under sub-paragraph G below

B. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 10,277 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.I

C. Rent is subject to adjustment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon by the parties subsequent to the Lease Award Date.

D. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

E. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration (CCR). If the payee is different from the Lessor, both payee and Lessor must be registered in CCR.

F. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in the paragraph entitled "The Premises."
2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;
3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements and improvements required to be made thereto to meet the requirements of this Lease.

Paragraph 1.08 of the Lease Form L201C Government signed on August 17, 2012 is deleted in its entirety and the following substituted therefore as:

1.08 TENANT IMPROVEMENT ALLOWANCE (AUG 2011)

The Tenant Improvement Allowance (TIA) for purposes of this Lease is **\$28,548,714.61** per ABOA SF (or **\$293,395.14**). The TIA is the amount that the Lessor shall make available for the Government to be used for TIs. This amount is amortized in the rent over the Firm Term of this Lease at an annual interest rate of **6.5** percent.

Paragraph 1.11 of the Lease Form L201C Government signed on August 17, 2012 is deleted in its entirety and the following substituted therefore as:

1.11 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is **9.18** percent. The Percentage of Occupancy is derived by dividing the total Government Space of **11,305** RSF by the total Building space of **123,118** RSF.

Paragraph 1.12 of the Lease Form L201C Government signed on August 17, 2012 is deleted in its entirety and the following substituted therefore as:

1.12 REAL ESTATE TAX BASE (JUN 2012)

The Real Estate Tax Base, as defined in the "Real Estate Tax Adjustment" paragraph of the Lease is **\$118,573.11**.

Paragraph 1.13 of the Lease Form L201C Government signed on August 17, 2012 is deleted in its entirety and the following substituted therefore as:

1.13 OPERATING COST BASE (AUG 2011)

The parties agree that for the purpose of applying the paragraph titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be **\$5.49** per RSF (**\$62,064.45/annum**).

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