

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT		SUPPLEMENTAL AGREEMENT NO. 1	DATE <u>7/11/13</u>
		TO LEASE NO. GS-04B-61123	
ADDRESS OF PREMISES Harris Tower Peachtree Center 233 Peachtree St. N.E. Atlanta, Georgia 30303-1504			
THIS AGREEMENT, made and entered into this date by and between ACP Peachtree Center LLC c/o Eola Capital, LLC			
whose address is 225 Peachtree Street, Suite 200 Atlanta, Georgia 30303-1727			
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter 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 <u>June 1, 2012</u> , as follows:			
The purpose of this Supplemental Lease Agreement is to identify the lease commencement date, annual rental rates and define the terms of the tenant improvement allowance associated with this space requirement of 3,477 RSF.			
1. The Government shall pay the Lessor annual rent for the entire term, in arrears, as follows:			
<u>TERM</u>	<u>ANNUAL RENT</u>	<u>SHELL</u>	<u>OPERATING</u>
6/01/2012 Thru 5/31/2017	\$75,763.83	\$9.88	\$8.04
6/01/2017 Thru 5/31/2022	\$62,307.84	\$9.88	\$8.04
			\$3.87
			\$0.00
			<u>MONTHLY</u>
			\$6,313.65
			\$5,192.32
*rates are in terms of Rentable Square Feet (RSF) for 3,477 RSF / 2,894ABOASF			
2. The tenant improvement allowance not to exceed \$55,319.07 as established in SECTION 1 - RENT AND OTHER TERMS, PARAGRAPH 1.01 - RENTAL CONSIDERATION will be amortized for 60 months at eight percent (8%) interest.			
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 ACP Peachtree Center LLC c/o Eola Capital, LLC			
BY <u><i>Roni Dunne</i></u> ^{7/8/13} (Signature)		<u><i>Vice President</i></u> (Title)	
IN PRESENCE OF <u><i>W. H. H.</i></u> (Signature)		<u>225 Peachtree Street, Suite 200, Atlanta, Georgia 30303</u> (Address)	
UNITED STATES OF AMERICA			
BY <u><i>[Signature]</i></u> (Signature)		CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION (Official Title)	