

## Supplemental Lease Agreement

Number 1

Lease Number: GS-04B-50105

Date: July 13, 2012

200 East Bryan Street, Savannah, GA 31401

THIS AGREEMENT, made and entered into this date by and between GPT Properties, LLC whose address is c/o Reit Management & Research LLC, Two Newton Place, 255 Washington Street, Suite 300, Newton MA 02458, hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.

WHEREAS, the parties hereto desire to amend the above Lease. The Government hereby accepts the space and all the Tenant Improvements (T/I) in their entirety as of April 16, 2012 with no further modifications. The final rental amounts are established and payable in accordance with the rent table below for the entire term of the Lease unless otherwise modified by a subsequent lease amendment in the future.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 18, 2012 as follows:

The rent table in Paragraph 1.03 of the Lease is hereby deleted in its entirety and replaced with the following:

Lease Year	RSF	Annual Shell	Annual Operating Rent	Annual TI	Shell Rent PRSF	Operating Rent PRSF	TI PRSF	Total A/R	\$ PRSF	Monthly Rate
5/1/2012-4/30/2013	35,228	\$425,691.64	\$221,799.00	\$0.00	\$12.08	\$6.30	\$0.00	\$647,490.64	\$18.38	\$53,957.55
5/1/2013-4/30/2014	35,228	\$425,691.64	\$226,234.98	\$0.00	\$12.08	\$6.42	\$0.00	\$651,926.62	\$18.51	\$54,327.22
5/1/2014-4/30/2015	35,228	\$425,691.64	\$230,759.68	\$0.00	\$12.08	\$6.55	\$0.00	\$656,451.32	\$18.63	\$54,704.28
5/1/2015-4/30/2016	35,228	\$478,533.64	\$235,374.87	\$0.00	\$13.58	\$6.68	\$0.00	\$713,908.51	\$20.27	\$59,492.38
5/1/2016-4/30/2017	35,228	\$478,533.64	\$240,082.37	\$0.00	\$13.58	\$6.82	\$0.00	\$718,616.01	\$20.40	\$59,884.67

Paragraph 1.04 is hereby deleted in its entirety and replaced with the following:

"A. **Studley, Inc.** ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to **Studley, Inc.** within 30 days of Lease execution, with the remaining [REDACTED] which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully 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:

Month 1. Rental Payment \$53,957.55 (rounded) minus prorated Commission Credit of [REDACTED] (rounded) equals [REDACTED] (rounded) adjusted 1<sup>st</sup> Month's Rent.

Month 2 Rental Payment \$53,957.55 (rounded) minus prorated Commission Credit of [REDACTED] (rounded) equals [REDACTED] (rounded) adjusted 2<sup>nd</sup> Month's Rent."

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor: GPT Properties, LLC (By: Reit Management & Research, LLC)

By

*D. M. Lepore*  
(Signature)

(Title)

In Presence of

*Elizabeth Bunham*  
(Signature)

(Address)

**David M. Lepore**  
Senior Vice President

Two Newton Place  
255 Washington Street  
Suite 300  
Newton, MA 02458

United States Of America, General Services Administration, Public Buildings Service.

*Scott Ayers*  
Scott Ayers

Contracting Officer  
(Official Title)



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
Paragraph 7.04 is hereby deleted in its entirety and replaced with the following:


*"The Premises contemplated in this Lease will be accepted in as-is condition. Any Tenant Improvement work requested by the Government during the term of the Lease shall be completed in accordance with Sections 3, 4, 5 and 7 of this Lease at the Government's expense."*

The occupying tenant agency does not have the contractual authority to enter into any agreements with the Lessor or the Lessor's representatives for improvements, changes or modifications of this lease agreement unless approved by a GSA Contracting Officer. To enter into such agreements with the occupying tenant agency may result in unrecoverable costs for the Lessor.

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 supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

.....End of Document.....

  
Lessor

  
Gov't