

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	SUPPLEMENTAL AGREEMENT No. 1	DATE 2/8/10		
SUPPLEMENTAL LEASE AGREEMENT		TO LEASE NO. GS-04B-59168		
ADDRESS OF PREMISES: 4685 Log Cabin Drive, Macon, Georgia 31204				
THIS AGREEMENT, made and entered into this date by and between <b>Ocmulgee Fields, Inc.</b> whose address is: 131 Holiday North Drive Macon, GA 31210				
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 December 3, 2009 as follows:				
1. Paragraph 2 of the lease is hereby amended as follows:				
TO HAVE AND TO HOLD the said premises with their appurtenances for the term of ten (10) years beginning on August 1, 2010 through July 31, 2020, subject to termination rights as may be hereafter set forth.				
2. Paragraph 3 of the lease is hereby amended as follows:				
<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE per RSF</u>	<u>RATE per ABOASF</u>	<u>MONTHLY RATE</u>
Years 1 - 5	\$1,250,518.66	\$16.72	\$18.81	\$104,209.89
Years 6 - 10	\$1,404,014.77	\$18.77	\$21.12	\$117,001.23
3. Paragraph 10 of the lease is hereby deleted in its entirety.				
4. Paragraph 24 of the lease is hereby deleted in its entirety and replaced as follows:				
In accordance with the SOLICITATION FOR OFFERS 6GA0078, Paragraph 2.3, the Lessor and the Broker have agreed to a 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]. 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 attached to and forming a part of this lease. The [REDACTED] balance which equates to [REDACTED] is to be paid to the broker.				
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 \$104,209.89 (including \$85,273.14 shell rental rate) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.				
Second Month's Rental Payment \$104,209.89 (including \$85,273.14 shell rental rate) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.				

LESSOR: Ocmulgee Fields, Inc.

BY Dwight Jones

Authorized Official,

[Signature]  
(Signature)

IN THE PRESENCE OF:

[Signature]  
(Signature)

[Redacted Address]

(Address)

UNITED STATES OF AMERICA

BY Elaine Peters  
(Signature)

ELAINE PETERS, CONTRACTING OFFICER  
GENERAL SERVICES ADMINISTRATION

(Official title)

GSA FORM 276