

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-04B-60140-61040 <i>W</i>	DATE <i>9/14/11</i>	PAGE 1 of 2
ADDRESS OF PREMISES: 3301 Buckeye Road, Chamblee, GA 30341-4236			

THIS AGREEMENT, made and entered into this date by and between Virgil R. Williams, LLC

whose address is 2056 West Park Place Blvd., Suite A
Stone Mountain, GA 30087-3540

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease contract as indicated below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective July 1, 2011, as follows:

The rent table in Paragraph 3 of the Standard Form 2 is hereby deleted and replaced with the following:

Year	RSF	Annual Shell	Annual Operating rent	Annual TI	Shell Rent PRSF	Operating rent PRSF	TI PRSF	Total A/R	\$ PRSF	Monthly Rate
7/1/2011 - 6/30/2012	20,415	\$193,330.05	\$92,888.25	\$23,637.56	\$9.47	\$4.55	\$1.16	\$309,855.86	\$15.18	\$25,821.32
7/1/2012 - 6/30/2013	20,415	\$193,330.05	\$95,210.46	\$23,637.56	\$9.47	\$4.66	\$1.16	\$312,178.07	\$15.29	\$26,014.84
7/1/2013 - 6/30/2014	20,415	\$193,330.05	\$97,590.72	\$23,637.56	\$9.47	\$4.78	\$1.16	\$314,558.33	\$15.41	\$26,213.19
7/1/2014 - 6/30/2015	20,415	\$193,330.05	\$100,030.49	\$23,637.56	\$9.47	\$4.90	\$1.16	\$316,998.10	\$15.53	\$26,416.51
7/1/2015 - 6/30/2016	20,415	\$193,330.05	\$102,531.25	\$23,637.56	\$9.47	\$5.02	\$1.16	\$319,498.86	\$15.65	\$26,624.90
7/1/2016 - 6/30/2017	20,415	\$215,716.37	\$105,094.53	\$0.00	\$10.57	\$5.15	\$0.00	\$320,810.90	\$15.71	\$26,734.24
7/1/2017 - 6/30/2018	20,415	\$215,716.37	\$107,721.89	\$0.00	\$10.57	\$5.28	\$0.00	\$323,438.26	\$15.84	\$26,953.19
7/1/2018 - 6/30/2019	20,415	\$215,716.37	\$110,414.94	\$0.00	\$10.57	\$5.41	\$0.00	\$326,131.31	\$15.98	\$27,177.61
7/1/2019 - 6/30/2020	20,415	\$215,716.37	\$113,175.31	\$0.00	\$10.57	\$5.54	\$0.00	\$328,891.68	\$16.11	\$27,407.64
7/1/2020 - 6/30/2021	20,415	\$215,716.37	\$116,004.70	\$0.00	\$10.57	\$5.68	\$0.00	\$331,721.07	\$16.25	\$27,643.42

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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR	
SIGNATURE <i>Virgil R. Williams, LLC</i>	NAME OF SIGNER <i>Virgil R. Williams</i>
ADDRESS	

IN PRESENCE OF	
SIGNATURE <i>Barbara E. Nash</i>	NAME OF SIGNER <i>Barbara E. Nash</i>
ADDRESS	

UNITED STATES OF AMERICA	
SIGNATURE <i>Brian Narducci</i>	NAME OF SIGNER <i>Brian Narducci</i>
OFFICIAL TITLE OF SIGNER <i>Contracting Officer</i>	

Paragraph 7 of the Standard Form 2 is hereby deleted in its entirety and replaced with the following:

"In accordance with the SOLICITATION FOR OFFERS OGA2038, Paragraph 2.4 Broker Commission and Commission Credit (Nov 2006), the amount of [REDACTED] is established as the broker's fee. The amount of [REDACTED] which is [REDACTED] of the [REDACTED] will be deducted from the shell portion of the rent until it has been refunded to the Government. This calculates to a rental reduction of [REDACTED] (rounded) per month for three (3) months from the effective date of the lease ([REDACTED] divided by 3). The [REDACTED] balance which equates to [REDACTED] is to be paid to the broker, Studley, Inc. upon signature of the 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 of \$25,821.32 (of which \$16,110.84 is shell) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent.

Second Month's Rental Payment of \$25,821.32 (of which \$16,110.84 is shell) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent.

Third Month's Rental Payment of \$25,821.32 (of which \$16,110.84 is shell) minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Third Month's Rent."

Paragraph 13 of the Standard Form 2 is hereby deleted in its entirety and replaced with the following:

"The Tenant Improvement Allowance (TI) provided in the lease is \$108,279.68 amortized at an interest rate of 3.50% over 5 years for an annual TI of \$23,637.56 (\$1.157852 PRSF (rounded to \$1.16), \$1.29569 PABOASF). The TI allowance will be used to construct the interior space in accordance with the Government approved construction drawings and the SFO. All TI work will be completed within 120 calendar days from the execution date of this Standard Form 2."

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.

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