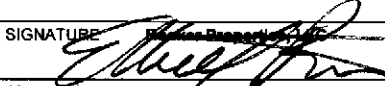
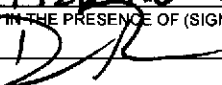



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 2	DATE <div style="font-size: 1.2em; font-family: cursive;">9/2/11</div>
TO LEASE NO. GS-04B-50110		
ADDRESS OF PREMISES: 2241 Buena Vista Drive, Lexington, KY 40505-4824		
THIS AGREEMENT, made and entered into this date by and between Rooker Properties, LLC whose address is: 4920 North Royal Atlanta Drive Tucker, GA 30084 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>August 31, 2011</u> , as follows:		
<ol style="list-style-type: none"> 1. The Government hereby accepts the Lessor's proposal to provide, install and maintain the tenant improvements as described in the Lessor's Tenant Improvement Bid Package received on 8/19/2011. This SLA serves as a Notice to Proceed up to the Tenant Improvement Allowance of \$1,650,135.60. This Notice to Proceed is not fully inclusive of the scope of work submitted in the Tenant Improvement Bid Package dated 8/19/2011. Subject to funding availability, a Notice to Proceed on some or all of the items included in the bid may be given via a subsequent Supplemental Lease Agreement. The bid summaries (pages 3-6) are attached and hereby made part of the lease. 2. Paragraph 2 of the Lease is hereby deleted and replaced with the following: TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on March 1, 2012, and continuing through February 28, 2027, subject to termination and renewal rights as may be hereinafter set forth. 3. Paragraph 8 of the Lease is hereby deleted and replaced with the following: The rental set forth in Paragraph 2 of this Lease Agreement is based upon the Lessor providing a tenant improvement allowance of \$1,650,135.60 to be amortized through the rent over the firm term of the Lease (180 months) at the rate of 0.50%. (\$2.59566 PRSF / \$2.84668 PABOASF). In accordance with Solicitation for Offers 9KY2003 paragraph 3.3, <i>Tenant Improvements Rental Adjustment</i>, the actual cost of Tenant Improvements shall be reconciled and rent adjusted accordingly. The tenant improvements are broken out into the following blocks: <div style="margin-left: 20px;"> <div style="background-color: black; width: 20px; height: 20px; display: inline-block; margin-right: 5px;"></div> - \$41.13 PABOASF - \$759,753.36 <div style="background-color: black; width: 20px; height: 20px; display: inline-block; margin-right: 5px;"></div> - \$41.13 PABOASF - \$672,105.33 <div style="background-color: black; width: 20px; height: 20px; display: inline-block; margin-right: 5px;"></div> - \$41.13 PABOASF - \$68,275.80 <div style="background-color: black; width: 20px; height: 20px; display: inline-block; margin-right: 5px;"></div> - \$41.13 PABOASF - \$150,001.11 </div> 3. Paragraph 2 of the lease is hereby deleted in its entirety and replaced with the following: 		
LESSOR		
SIGNATURE 	NAME OF SIGNER Elbert Rivers	
ADDRESS 4920 North Royal Atlanta Dr. Tucker GA 30084		
IN THE PRESENCE OF (SIGNATURE) 	NAME OF SIGNER Daniel R. Potholke	
UNITED STATES OF AMERICA		
SIGNATURE 	NAME OF SIGNER Shontise Mangham	
	OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER	



"2. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears as follows:

Term	Annual Shell	Annual TI	OpEx	Annual Total
3/1/2012 – 2/28/2027	\$676,714.95	\$114,208.85	\$114,208.85	\$967,256.66

4. Paragraph 17 of the Lease is hereby deleted and replaced with the following:

In accordance with The Commission Agreement (Broker Commission and Commission Credit), Studley, Inc. ("Studley") is the authorized real estate broker representing GSA in connection with this lease transaction. The Lessor and Studley have agreed to a cooperating lease commission of [REDACTED] of the firm term value of this lease ("Commission"). The total amount of the Commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one-half (1/2) when the Lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the Lease or the commencement date of the Lease. Due to the Commission Credit described in Paragraph 1.13, only [REDACTED] which is [REDACTED] of the Commission, will be payable to Studley when the Lease is awarded. The remaining [REDACTED], which is [REDACTED] of the Commission ("Commission Credit"), shall be credited to the Government as follows: The reduction in shell rent shall commence with the first month of the rental payments and continue throughout the seventh month of the lease term as indicated in the following schedule of adjusted Monthly Rent. The Commission Credit equals [REDACTED] per month [REDACTED] divided by 7 months)

First month's rental payment of \$80,604.72 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted first month's rent).

Second month's rental payment of \$80,604.72 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted second month's rent).

Third month's rental payment of \$80,604.72 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted third month's rent).

Fourth month's rental payment of \$80,604.72 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted fourth month's rent).

Fifth month's rental payment of \$80,604.72 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted fifth month's rent).

Sixth month's rental payment of \$80,604.72 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted sixth month's rent).

Seventh month's rental payment of \$80,604.72 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted seventh month's rent).

5. All other terms and conditions of the lease shall remain in force and effect.