

**GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE**

SUPPLEMENTAL AGREEMENT
No. 2

DATE

1/28/2016

SUPPLEMENTAL LEASE AGREEMENT

TO LEASE NO. GS-04B- 60168

ADDRESS OF PREMISES: 1972 Gadsden Highway
Birmingham, AL 35235-3227

THIS AGREEMENT, made and entered into this date by and between MSDG BIRMINGHAM, LLC

Whose Address is: 1972 Gadsden Highway
Birmingham, AL 35235-3227

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, to start payment of the Tenant Improvement Allowance, effective February 1st, 2016, as follows:

- Paragraph 1.03 RENT AND OTHER CONSIDERATION—SUCCEEDING (APR 2011) of the Lease is hereby amended in its entirety and replaced with:

1.03 RENT AND OTHER CONSIDERATION—SUCCEEDING (APR 2011)

- The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	MAY 1, 2014 – JANUARY 31, 2016		FEBRUARY 1, 2016 – APRIL 30, 2017		MAY 1, 2017 – APRIL 30, 2019	
	ANNUAL RENT	ANNUAL RATE / RSF	ANNUAL RENT	ANNUAL RATE / RSF	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	\$234,924.80	\$14.20	\$234,924.80	\$14.20	\$234,924.80	\$14.20
TENANT IMPROVEMENTS RENTAL RATE*	N/A	N/A	\$147,804.14	\$8.93	N/A	N/A
OPERATING COSTS**	\$109,190.40	\$6.60	\$108,290.94 ¹	\$6.54	\$108,290.94	\$6.54
BUILDING SPECIFIC SECURITY COSTS	N/A	N/A	N/A	N/A	N/A	N/A
FULL SERVICE RATE	\$344,115.20	\$20.80	\$491,019.88	\$29.67	\$343,215.74	\$20.74

*The final Tenant Improvement Expense of \$178,739.40 is amortized at a rate of five (5%) percent per year for fifteen (15) months.

** For the purpose of operating rent, the base cost of services and base year shall remain the same. Operating rent is subject to consumer price index escalation or decrease throughout the lease term.

1. The Operating rent is inclusive of 2015 CPI.

- If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

- Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent

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

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BY
IN

UNITED STATES OF AMERICA

CONTRACTING OFFICER
GENERAL SERVICES ADMINISTRATION
(Official Title)