

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-04B-61944	DATE 2/27/12	PAGE 1 of 2
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ADDRESS OF PREMISES Snapfinger Tech Center, 5255 Snapfinger Park Drive, Suite 160, Decatur, GA 30035-4083

THIS AGREEMENT, made and entered into this date by and between **Snapfinger Tech Associates, L.P.** whose address is 3390 Peachtree Road NE, Suite 1200, Atlanta, GA 30326

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows: WHEREAS, the parties hereto desire to amend the above lease to establish beneficial occupancy.

Paragraph 18 of the lease is hereby deleted in its entirety and replaced as follows:

"18. In accordance with SFO 8GA2204 Paragraph 2.4 Broker Commission and Commission Credit, Jones Lang LaSalle ("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 two parties. Due to the Commission Credit described in SFO 8GA2204 Paragraph 2.4, only [REDACTED] of the Commission will be payable to Jones Lang LaSalle with the remaining [REDACTED] of the total commission) 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 period practical.

Notwithstanding Paragraph 3 of this Standard Form 2 of this Lease, 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 fourth and fifth months of the rental payments and continue as indicated in this schedule for adjusted Monthly rent.

Fourth Month's Rental Payment of \$28,522.04 minus the prorated Commission Credit of [REDACTED] equals the adjusted Fourth Month's Rent [REDACTED]

Fifth Month's Rental Payment of \$28,522.04 minus the prorated Commission Credit of [REDACTED] equals the adjusted Fifth Month's Rent of [REDACTED]

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

LESSOR **SNAPFINGER TECH ASSOCIATES, L.P.**
NAME OF SIGNER By: Brannen Goddard - Snapfinger Tech Associates, L.P.
By: Robert C. Goddard, III, General Partner
Suite 1200, Atlanta GA 30326

IN PRESENCE OF
NAME OF SIGNER Jennifer Dubose

UNITED STATES OF AMERICA
NAME OF SIGNER PAMELA W. MURPHY
OFFICIAL TITLE OF SIGNER CONTRACTING OFFICER

Paragraph 19 is hereby added to the lease as follows:

"19. In accordance with Paragraph 4.6, (Overtime Usage) of SFO No. 8GA2204, the rate for overtime usage is established as \$0.00 per hour for the entire space, for HVAC usage beyond the Normal Hours, including areas requiring 24/7 HVAC usage."

All other terms and conditions remain in full force and effect.

----END OF DOCUMENT----

INITIALS:


LESSOR

&


GOVT