

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04B-62220
3800 Camp Creek Parkway Building 2400 Atlanta, GA 30331	PDN Number:

THIS AMENDMENT is made and entered into between Duke Secured Financing 2006, LLC

whose address is: 3715 Davinci Court, Suite 300, Peachtree Corners, GA 30092-7613
hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter 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 upon the Government's execution of this Supplemental Lease Agreement (SLA) to increase the RSF to 13,398 RSF.

Paragraph 1.01 of the lease is hereby deleted in its entirety and replaced with:

THE PREMISES (AUG 2011)


The Premises are described as follows:

Office and Related Space: 13,398 rentable square feet (RSF), yielding 12,142 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space based upon a common area factor of 10.34 percent, located on the 1st floor of Building 2400, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit 1.


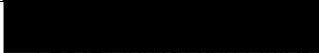
This Lease Amendment contains 3 pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

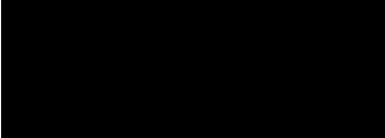
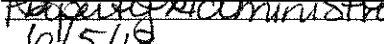

FOR THE LESSOR:

Signature: 
Name: Christopher Brown
Title: Senior Vice President
Entity Name: Georgia Operations
Date: 6/5/13

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 8/23/13

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: 
Title: 
Date: 6/5/13

Paragraph 1.03 of the lease is hereby deleted in its entirety and replaced with:

RENT AND OTHER CONSIDERATION (AUG 2011)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM (MONTHS 1-120)		NON FIRM TERM (MONTHS 121-180)	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$163,857.54	\$12.23 ²	\$165,465.30	\$12.35 ²
TENANT IMPROVEMENTS RENT ¹	\$ 69,406.33	\$5.18 ²	\$ 0.00	\$0.00 ²
OPERATING COSTS	\$ 74,894.82	\$5.59 ²	\$ 74,894.82	\$5.59 ²
TOTAL ANNUAL RENT	\$308,158.69	\$23.00	\$240,360.12	\$17.94²

¹The Tenant Improvement Allowance is amortized at a rate of 8 percent per annum over 10 years.

²Rates may be rounded

Paragraph 1.04 of the lease is hereby deleted in its entirety and replaced with:

BROKER COMMISSION AND COMMISSION CREDIT (AUG 2011)

A. Studley, Inc ("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 the two parties. Only [REDACTED] of the Commission, will be payable to Studley, Inc with the remaining [REDACTED] 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 time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully 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:

Commission Credit: [REDACTED]
 Months to Amortize: 7 months
 Credit Amortization: [REDACTED]

- Month 1 Rental Payment \$25,679.89 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.
- Month 2 Rental Payment \$25,679.89 minus prorated commission credit of \$ [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.
- Month 3 Rental Payment \$25,679.89 minus prorated commission credit of [REDACTED] equals \$ [REDACTED] adjusted 3rd Month's Rent.
- Month 4 Rental Payment \$25,679.89 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 4th Month's Rent.
- Month 5 Rental Payment \$25,679.89 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 5th Month's Rent.
- Month 6 Rental Payment \$25,679.89 minus prorated commission credit of [REDACTED] equals [REDACTED] adjusted 6th Month's Rent.
- Month 7 Rental Payment \$25,679.89 minus prorated commission credit of [REDACTED] equals \$ [REDACTED] adjusted 7th Month's Rent.

INITIALS: JCB & LT
 LESSOR & GOVT

Paragraph 1.11 of the lease is hereby deleted in its entirety and replaced with:

PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT, ESTABLISHMENT OF TAX BASE (AUG 2011)

As of the lease award date, the Government's percentage of occupancy, as defined in the Real Estate Tax Adjustment clause of this lease is **21.85 percent**. The percentage of occupancy is derived by dividing the total Government space of **13,398 RSF** by the total building space of **61,310 RSF**.

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INITIALS: JCB & CT
LESSOR GOVT