

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-04B-48172	DATE 8-18-10	PAGE 1 of 3
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ADDRESS OF PREMISES
637 Commons Drive, Gallatin, Tennessee 37066-5818

THIS AGREEMENT, made and entered into this date by and between **Alliance Land Group, LLC**,

whose address is 615 Glenwood Place
P.O. Box 1761
Dalton, GA 30722-3301

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 effective **August 4, 2010**, as follows:

The Purpose of this Supplemental Lease Agreement Number 2 is to establish the beneficial occupancy date. Accordingly paragraphs 2, 3, 4, 9, and 19 are deleted in their entirety and replaced with the following:

Paragraph 2 is hereby deleted and replaced in its entirety with:

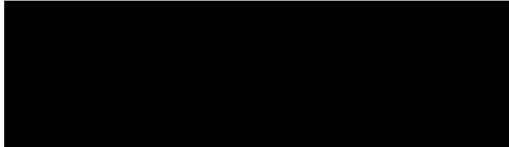
2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on August 4, 2010 through August 3, 2020, subject to termination and renewal rights as may be hereinafter set forth.

Continued on Page 2

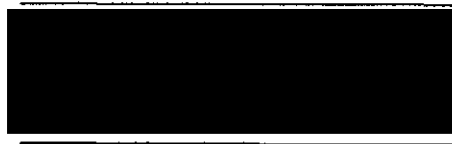
All other terms and conditions of the lease shall remain in full force and effect.

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

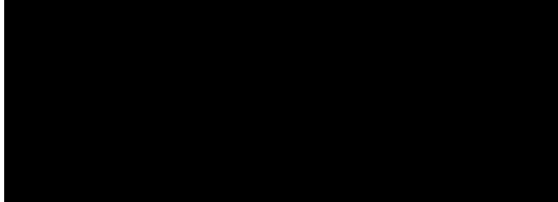
LESSOR

	NAME OF SIGNER <i>TERRY L. Mathis</i>
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IN PRESENCE OF

	NAME OF SIGNER <i>MIKE B. Kinsey</i>
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UNITED STATES OF AMERICA

	NAME OF SIGNER <i>Stephanie L. Jones</i>
	OFFICIAL TITLE OF SIGNER <i>Contracting Officer</i>

Paragraph 3 is hereby deleted and replaced in its entirety with:

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

<u>TERM</u>	<u>ANNUAL RENT*</u>	<u>RATE Per RSF^{1and 2}</u>	<u>RATE Per OASF²</u>	<u>MONTHLY RENT</u>
08/04/2010 – 08/03/2015	\$259,447.59	\$30.57	\$35.16	\$21,620.63
08/04/2015 – 08/03/2020	\$196,728.66	\$23.18	\$26.65	\$16,394.06

* The rent shall be adjusted in accordance with SFO Paragraph 1.11 to reflect actual tenant allowance used

Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rent by the rentable square footage set forth in paragraph 1 above.

Note 2. The rate per BOMA office area square foot (OASF) is determined by dividing the total annual rental by the BOMA office area square footage set forth in Paragraph 1.

Paragraph 4 is hereby deleted and replaced in its entirety with:

4. The Government may terminate this lease, in whole or in part, at any time on or after August 3, 2015 by giving the Lessor at least sixty (60) days notice in writing. No rent shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the day of mailing.

Paragraph 9 is hereby deleted and replaced in its entirety with:

9. The rent rate in Paragraph 3 above for the period of 08/04/2010 through 08/03/2015 includes all Tenant Improvements. In accordance with Paragraph 1.10(A) of SOLICITATION FOR OFFERS 6TN0058, the Tenant Improvement allowance (TI) provided in the lease is \$34.92 per ANSI/BOMA square foot, or a total of \$257,709.60 amortized through the rent for five (5) years at the rate of 8% for a rate of \$7.39 per rentable square foot. According to Supplement Lease Agreement \$1, the approved budget dated April 22, 2010 at \$371,561.31 utilized the entire Tenant Improvement allowance and the remaining amount shall be paid via a lump sum payment not to exceed \$113,851.71. The Tenant Improvement Allowance amortized in the rent remains at \$7.39 per rentable square foot for five (5) years.

Paragraph 19 is hereby deleted and replaced in its entirety with:

19. In accordance with the SOLICITATION FOR OFFERS 6TN0058, Paragraph 1.13 Broker Commission and Commission Credit (Nov 2006), the amount of [REDACTED] for the broker's fee is established based upon fee of [REDACTED]. The amount of [REDACTED] which is [REDACTED] of the [REDACTED] which 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] per month for two (2) months from the effective date of the lease ([REDACTED] divided by 2). The broker's fee will remain constant regardless of the measurement of the space and/or change orders unless there is a substantive change to the contract necessitating revision of the subject commission. The [REDACTED] balances which equates to [REDACTED] is to be paid to the broker in accordance with the signed and attached Commission agreement which is incorporated as a part of this contract.

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 \$21,620.63 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted First Month's Rent;

Second Month's Rental Payment \$21,620.63 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted Second Month's Rent;

Payments to be made to: CB Richard Ellis
8270 Greensboro Drive, Suite 620
McLean, VA 22102-4909

Paragraph 21 is hereby added to the lease:

21. The address of the leased premises is changed to 637 Commons Drive, Gallatin, Tennessee 37066-5818 from 629 Commons Drive Lot #8, Gallatin, Tennessee 37066-5818.

Handwritten signature and initials in the bottom right corner of the page.