

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 6	TO LEASE NO. GS-04B-59097	DATE 7/30/12	PAGE 1 of 2
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ADDRESS OF PREMISES
North Building of Warehouse Row 5th Floor – 1110 Market Street, Chattanooga, Tennessee 37402-2890

THIS AGREEMENT, made and entered into this date by and between Jamestown Warehouse Row, LP
whose address is
**3625 Cumberland Boulevard, 12th Floor
Atlanta, GA 30339**

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to approve a one-time lump sum payment of completed Tenant Improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government Execution, as follows:

1. APPROVAL FOR LUMP SUM PAYMENT

Pursuant to the Government inspection of Tenant Improvement construction on June 13, 2012, the Government has determined that the Lessor has procured and installed Tenant Improvement construction items in the amount of \$130,637.33, as documented in the Governments Inspection Report.

Pursuant to SLA 2, the Tenant Improvement budget was \$1,035,385.00 with \$780,212.12 amortized into the rent with a remaining value of \$255,172.88 to be paid via a lump sum payment. Of this \$255,172.88, the Lessor is approved to invoice for \$130,637.33 lump sum payment for procured and installed Tenant Improvement Construction. The remaining amount of \$124,535.55 (\$255,172.88 - \$130,637.33) will be eligible for a lump sum payment upon completion, inspection, and acceptance of the entire Tenant Improvement project and receipt of an invoice for the work, by the Government. The remaining value may be adjusted through the change order approval process. Upon completion of the entire project, an SLA will document the final Tenant Improvement budget, inclusive of change orders, and denote any remaining value for a one-time lump sum payment.

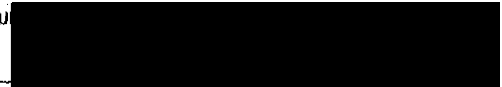
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IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

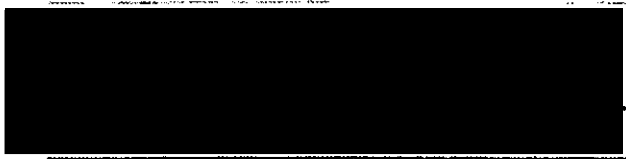
LESSOR

SIGNATURE 	NAME OF SIGNER HUSSAIN MOOS, CE
ADDRESS 3625 Cumberland Blvd; 12th Floor; Atlanta GA 30339	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Kristin Wadsworth
ADDRESS 3625 Cumberland Blvd; 12th Floor; Atlanta GA 30339	

UNITED STATES OF AMERICA

	NAME OF SIGNER Felicia R Walker
	OFFICIAL TITLE OF SIGNER Contracting Officer

These costs are paid against work completed as of June 13, 2012 and are broken out as follows:

Description of work	Total Costs	Percentage Being Paid	Amount to be paid via this SLA
Material Handling	[REDACTED]	100%	[REDACTED]
Trash Chute	[REDACTED]	100%	[REDACTED]
Temp Barricades	[REDACTED]	100%	[REDACTED]
Rough Carpentry	[REDACTED]	100%	[REDACTED]
Architectural and Engineering Fess	[REDACTED]	50%	[REDACTED]
Lessor's Soft Costs	[REDACTED]	50%	[REDACTED]
Lessor Overhead & Profit	[REDACTED]	50%	[REDACTED]
Total			\$130,637.33

This payment does not constitute an acceptance of overall space or rent commencement. The Government reserves the right to inspect all work upon 100% completion of the project for substantial completion and rent commencement. The Government may note any defects, deficiencies, or other "punchlist" items for the entire contracted project at the time of 100% substantial completion of the leased space.

Invoice for payment shall be submitted directly to: GSA Greater Southwest Finance Center (7BCP), PO Box 17181, Fort Worth, TX, 76102 or to the GSA Finance website at www.finance.gsa.gov. Your invoice must be on letterhead of the lessor, include an invoice number, this lease number, and the following Pegasys Document Number: PS#0022731.

All work must be completed in accordance to the lease. Any additional work must be authorized in writing by the Contracting Officer.

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

INITIALS: *RRH* LESSOR
ATW GOVT