

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 1	TO LEASE NO. GS-04B-61016	DATE 9/22/11	PAGE 1 of 2
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ADDRESS OF PREMISES 62 Dominion Drive, Jackson, TN 38305-8503

THIS AGREEMENT, made and entered into this date by and between **Ronnie B. Fowler**

whose address is [REDACTED]

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

WHEREAS, the parties hereto desire to amend the above Lease contract to amend the Square Footage, to amend the Tenant Improvement Allowance and to issue Notice to Proceed with the build out and requested changes.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective September 7, 2011, as follows:

Paragraph 1 of the Standard Form 2 is hereby deleted in its entirety and replaced as follows:

"1. LOCATION AND SQUARE FOOTAGE:

The Lessor hereby leases to the Government the following described premises:

A total of 7,481 rentable square feet (RSF) of office and related space, which yields 7,388 ANSI/BOMA Office Area square feet (ABOSF) of space at 62 Dominion Dr. in Jackson, TN 38305-8503. The space is allocated into four (4) separate blocks of space; 1,388 ANSI/BOMA Area square feet of office space, 3,000 ANSI/BOMA Area square feet of warehouse space, 1,500 ANSI/BOMA Area square feet of covered storage and 1,500 ANSI/BOMA Area square feet wareyard space, plus an extra 7,500 square feet of wareyard at no additional cost to the Government as indicated on the attached Site Plan marked Exhibit A. Thirteen (13) parking spaces will be provided in accordance with this lease at no extra cost to the Government."

Continued on Page 2

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

LESSOR

NAME OF SIGNER

Ronnie B. Fowler

IN PRESENCE OF

SIG

NAME OF SIGNER

Daise Hadley

ADDRESS

UNITED STATES OF AMERICA

NAME OF SIGNER

Marcus Skinner

OFFICIAL TITLE OF SIGNER

Contracting Officer

SUPPLEMENTAL LEASE AGREEMENT NO. 1

LEASE NO. GS-04B-50816

Page 2 of 2

Paragraph 15 of the Rider to Lease No. GS-04B-61016 is hereby deleted in its entirety and replaced as follows:

"15. TENANT IMPROVEMENT ALLOWANCE:

Pursuant to Paragraph 3.2, "Tenant Improvements Included in Offer", the maximum Tenant Improvement Allowance shall be \$87,855.77 (\$11.89 / ABOASF) amortized over 60 months at 6.0% payable monthly at the rate of \$1,698.49816 ABOASF or \$20,381.98 annually. Pursuant to Paragraph 3.3, "Tenant Improvements Rental Adjustment", the Government, at its sole discretion, shall make all decisions as to the usage and payment for said Tenant Improvement Allowance.

The Lessor is hereby authorized to proceed with the construction of Tenant Improvements in the amount of \$79,530.49, leaving an unused balance of the TI Allowance in the amount of \$8,325.28. The attached estimates to construct the Tenant Improvements in the existing building, hereby incorporated into the Lease as Exhibits B and C, equals \$79,530.49 broken out as follows:

- The initial TI costs is \$73,191.00
- Change Order 1 - Air Compressor is [REDACTED]
- Change Order 2 - 1 extra window frame and glass in Office #115 is [REDACTED]

The tenant improvement allowance of \$87,855.77 is more than the actual construction expenses and the Government will adjust the rental rate in section 3 of the Standard Form 2 accordingly to off-set the difference in the T/I."

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

INITIALS: *RSJ* LESSOR
VAS GOV'T