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THIS INSTRUMENT PREPARED BY AND UPON
RECORDING SHOULD BE RETURNED TO:

Stephen R. Monk, Esq.
c/o Daniel Realty Corporation
10 Inverness Parkway
P.O. Box 43250
Birmingham, Alabama 35243

FIRST AMENDMENT TO GROUND LEASE

THIS FIRST AMENDMENT dated as of April 1, 1986 between DANIEL U.S. PROPERTIES, LTD., a Virginia limited partnership ("Lessor"), and DANIEL MEADOW BROOK ONE, LTD., a Virginia limited partnership ("Lessee").

R E C I T A L S:

WHEREAS, Lessor and Lessee have heretofore entered into a Ground Lease dated as of September 1, 1985 (the "Lease"), which has been recorded in Book 064, at Page 132, in the Probate Office of Shelby County, Alabama (Capitalized terms not otherwise defined herein shall have the meanings given them in the Lease); and

WHEREAS, Lessor and Lessee desire to amend the Lease to (i) modify the legal description of the Land and (ii) modify the amount of Basic Rent payable by Lessee as a result of the decrease in acreage in the Land.

NOW, THEREFORE, for and in consideration of the premises, the parties do hereby agree as follows:

1. Land. Exhibit A attached to and incorporated into the Lease is hereby deleted in its entirety and "EXHIBIT A/ Revised 4/01/86" attached hereto and incorporated herein by reference is substituted in lieu thereof.

2. Section 2.5(b). Section 2.5(b) of the Lease is amended by deleting said Section 2.5(b) in its entirety and by substituting in lieu thereof the following:

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"(b) Subject to the provisions of Section 2.5(d) below, "Basic Rent" for a Lease Year shall mean the annual rent in the amount of (i) (61,608 for the period commencing on the commencement date of the Initial Term hereof through and including October 31, 1986 and (ii) \$58,224.00 for the period commencing on November 1, 1986 and thereafter throughout the remaining Initial Term."

3. Full Force and Effect. Except as expressly modified and amended hereby, all of the terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, Lessor and Lessee have caused this First Amendment to be executed as of the day and year first above written.

LESSOR:

DANIEL U.S. PROPERTIES, LTD.,
a Virginia limited partnership

By: DANIEL REALTY INVESTMENT
CORPORATION, A Virginia
corporation, as general
partner

By: J. Walter Tuck

Its: President

LESSEE:

DANIEL MEADOW BROOK ONE, LTD.,
a Virginia limited partnership

By: DANIEL REALTY INVESTMENT
CORPORATION - MEADOW BROOK
ONE, a Virginia corporation,
as general partner

By: Stephen R. L. T.

Its: Vice President

STATE OF ALABAMA)

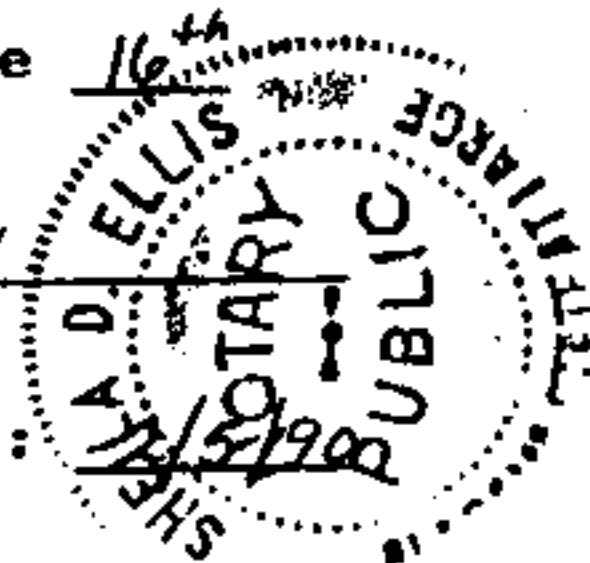
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that ~~Stephen R. Mont~~ ^{T. Charles Tickle}, whose name as ~~Wine~~ President of DANIEL REALTY INVESTMENT CORPORATION, a Virginia corporation, as General Partner of Daniel U.S. Properties, Ltd., a Virginia limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, in its capacity as General Partner as aforesaid.

Given under my hand and official seal, this the 16th day of October, 1986.

Shirley D. Ellis
Notary Public

My Commission Expires: 2/5/90



STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that ~~James H. Fisher~~ ^{Stephen R. Mont}, whose name as Vice President of DANIEL REALTY INVESTMENT CORPORATION-MEADOW BROOK ONE, a Virginia corporation, as General Partner of Daniel Meadow Brook One, Ltd., a Virginia limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily, for and as the act of said corporation, in its capacity as General Partner as aforesaid.

Given under my hand and official seal, this the 16th day of October, 1986.

Shirley D. Ellis
Notary Public

My Commission Expires: 2/5/90



EXHIBIT A/REVISED 04/01/86

A parcel of land situated in the Southwest Quarter of the Southeast Quarter and in the Southeast Quarter of the Southwest Quarter of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 31, Township 18 South, Range 1 West; thence North $00^{\circ}03'24''$ East, 1113.82 feet to a point on the southernmost right-of-way margin of U.S. Highway 280; thence South $83^{\circ}16'43''$ West and along said right-of-way margin of U.S. Highway 280, 1634.55 feet to the POINT OF BEGINNING; thence South $07^{\circ}01'19''$ East and leaving said right-of-way margin of U.S. Highway 280, 92.48 feet to a point; thence North $82^{\circ}58'41''$ East, 219.00 feet to a point, said point being on a curve to the left, said curve having a central angle of $69^{\circ}00'00''$, a radius of 104.23 feet, an arc of 125.52 feet and a chord which bears South $06^{\circ}31'09''$ East for 118.07 feet; thence continue along the arc of said curve for 125.52 feet to a point, said point being on the beginning of a curve to the right, said curve having a central angle of $31^{\circ}56'11''$, a radius of 166.73 feet, an arc of 92.94 feet, and a chord which bears South $25^{\circ}03'04''$ East for 91.74 feet; thence continue along the arc of said curve of 92.94 feet to a point at the end of said curve; thence South $09^{\circ}04'58''$ East, 6.32 feet to a point at the beginning of a curve to the left, said curve having a central angle of $45^{\circ}00'00''$, a radius of 79.00 feet, an arc of 62.00 feet and a chord which bears South $31^{\circ}34'58''$ East for 60.46 feet; thence continue along the arc of said curve for 62.00 feet to a point; thence South $17^{\circ}14'02''$ West, 271.26 feet to a point; thence North $67^{\circ}13'17''$ West, 155.00 feet to a point; thence South $48^{\circ}46'43''$ West, 338.00 feet to a point; thence North $30^{\circ}51'35''$ West, 410.59 feet to a point; thence North $12^{\circ}39'41''$ West, 347.87 feet to a point on the southernmost right-of-way margin of U.S. Highway 280; thence North $83^{\circ}16'43''$ East, and continuing along said right-of-way margin of U.S. Highway 280, 453.91 feet to the POINT OF BEGINNING.

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Said parcel containing 362,278 square feet or 8.317 acres, more or less, and known as Lot 1 according to the Declaration of Covenants, Conditions and Restrictions of Meadow Brook Corporate Park South dated as of September 1, 1985 and recorded in Book 064, at Page 91, in the Probate Office of Shelby County, Alabama, as amended.

TOGETHER WITH THE FOLLOWING NON-EXCLUSIVE EASEMENTS (WHICH, PURSUANT TO ARTICLE 1.09 OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MEADOW BROOK CORPORATE PARK SOUTH DATED AS OF SEPTEMBER 1, 1986 ARE DECLARED "COMMON AREAS").

EASEMENT AREA NO. 1.

An easement for ingress and egress over a parcel of land, being a part of the SE 1/4 of SW 1/4 and SW 1/4 of SE 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the point of intersection of the Easterly right-of-way line of Meadow Brook road and the Southerly right-of-way line of U.S. Highway #280 and run Easterly along the Southerly right-of-way line of U.S. Highway #280 a distance of 443.48 feet to a point; thence 3°03'54" to the left in a Northeasterly direction along the Southerly right-of-way line of U.S. Highway #280 a distance of 580.50 feet to a point; thence 89°41'58" to the right in a Southerly direction a distance of 92.48 feet to a point; thence 90°00' to the left in an Easterly direction a distance of 219.00 feet to a point on the boundary of Lake #1, said point being on a curve to the left having a radius of 104.23 feet and a central angle of 69°00'; thence 125°00' to the right (angle measured to tangent) and along the arc of said curve and along the boundary of Lake #1 a distance of 125.52 feet to the P.R.C. (point of reverse curve) of a curve to the right having a radius of 166.73 feet and a central angle of 31°56'11"; thence along the arc of said curve and along the boundary of Lake #1 a distance of 92.94 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southerly direction along the boundary of Lake #1 a distance of 6.32 feet to the P.C. (point of curve) of a curve to the left having a radius of 79.00 feet and a central angle of 45°00'; thence along the arc of said curve and along the boundary of Lake #1 a distance of 62.00 feet to a point; thence 71°19' to the right (angle measured to tangent) in

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a Southwesterly direction a distance of 210.98 feet to the point of beginning; thence $84^{\circ}27'19''$ to the left in a Southeasterly direction a distance of 71.53 feet to a point on the Northwesterly line of Corporate Parkway, said point being on a curve to the left having a radius of 385.00 feet and a central angle of $9^{\circ}02'$; thence $86^{\circ}11'28''$ to the right (angle measured to tangent) in a Southwesterly direction along the Northwesterly line of Corporate Parkway and along the arc of said curve a distance of 60.70 feet to a point; thence $102^{\circ}50'33''$ to the right (angle measured to tangent) in a Northwesterly direction a distance of 74.49 feet to a point; thence $84^{\circ}27'19''$ to the right in a Northeasterly direction a distance of 60.28 feet to the point of beginning.

Containing 0.10 acre.

EASEMENT AREA NO. 2

An easement for ingress and egress over and across a parcel of land situated in the South 1/4 of Section 31, Township 18 South, Range 1 West and the North 1/4 of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, and run North along the East line of said 1/4-1/4 section a distance of 1,113.82 feet to a point on the Southerly right of way line of U.S. Highway #280; thence in a Southwesterly direction along the Southerly right of way line of U.S. Highway #280 a distance of 877.11 feet to a point lying 30.00 feet Easterly of the centerline of the left lane of Corporate Parkway, said point being the point of beginning; thence $89^{\circ}55'41''$ to the left in a Southerly direction along a line lying 30.00 feet Easterly of and parallel to the centerline of the left lane of Corporate Parkway a distance of 18.04 feet to the P.C. (point of curve) of a curve to the right having a radius of 850.00 feet and a central angle of $8^{\circ}43'02''$; thence along the arc of said curve in Southwesterly direction 30.00 feet Southeasterly of and parallel to the centerline of the left lane of Corporate Parkway a distance of 129.32 feet to the P.C.C. (point of compound curve) of a curve to the right having a radius of 505.00 feet and a central angle of $38^{\circ}18'40''$; thence along the arc of said curve in a Southwesterly direction 30.00 feet Southeasterly

of and parallel to the centerline of the left lane of Corporate Parkway a distance of 337.67 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southwesterly direction along a line 30.00 feet Southeasterly of and parallel to the centerline of the left lane of Corporate Parkway a distance of 195.00 feet to the P.C. (point of curve) of a curve to the left having a radius of 230.00 feet and a central angle of $38^{\circ}58'20''$; thence along the arc of said curve in a Southwesterly direction 30.00 feet Southeasterly of and parallel to the centerline of the left lane of Corporate Parkway a distance of 156.44 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southerly direction along a line 30.00 feet Easterly of and parallel to the centerline of the left lane of Corporate Parkway a distance of 230.53 feet to the P.C. (point of curve) of a curve to the right having a radius of 373.84 feet and a central angle of $116^{\circ}43'03''$; thence along the arc of said curve in a Southwesterly, Westerly and Northwesterly direction 30.00 feet Southeasterly, Southerly and Southwesterly of the centerline of Corporate Parkway a distance of 761.55 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Northwesterly direction 30.00 feet Southwesterly of and parallel to the centerline of the left lane of Corporate Parkway a distance of 455.00 feet to the P.C. (point of curve) of a curve to the left having a radius of 440.00 feet and a central angle of $52^{\circ}32'36''$; thence along the arc of said curve in a Westerly direction 30.00 feet Southerly of and parallel to the centerline of the left lane of Corporate Parkway a distance of 403.50 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southwesterly direction 30.00 feet Southerly of the centerline of the left lane of Corporate Parkway a distance of 107.00 feet to the P.C. (point of curve) of a curve to the right having a radius of 339.95 feet and a central angle of $54^{\circ}36'23''$; thence along the arc of said curve in a Westerly direction 30.00 feet Southerly of and parallel to the centerline of the left lane of Corporate Parkway a distance of 323.99 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Northwesterly direction 30.00 feet Southwesterly of and parallel to the centerline of the left lane of Corporate Parkway a distance of 98.79 feet to a point on the Southeasterly right of way line of Meadow Brook Road, said point being on a curve to the right having a radius of 468.64 feet and a

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central angle of $13^{\circ}40'48''$; thence $84^{\circ}53'15''$ to the right (angle measured to tangent) in a Northeasterly direction along the Southeasterly right of way line of Meadow Brook Road and along the arc of said curve to the right a distance of 111.89 feet to a point; thence $75^{\circ}02'27''$ to the right (angle measured to tangent) in a Southeasterly direction 30.00 feet Northeasterly of and parallel to the centerline of the right lane of Corporate Parkway a distance of 18.22 feet to the P.C. (point of curve) of a curve to the left having a radius of 307.67 feet and a central angle of $42^{\circ}06'45''$; thence along the arc of said curve in a Westerly direction 30.00 feet Northerly of and parallel to the centerline of the right lane of Corporate Parkway a distance of 226.14 feet to the P.T. (point of Tangent) of said curve; thence in the tangent to said curve in an Easterly direction 30.00 feet Northerly of and parallel to the centerline of the right lane of Corporate Parkway a distance of 285.01 feet to the P.C. (point of curve) of a curve to the right having a radius of 460.00 feet and a central angle of $56^{\circ}17'$; thence along the arc of said curve in an Easterly direction 30.00 feet Northerly of and parallel to the centerline of the right lane of Corporate Parkway a distance of 451.87 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southeasterly direction 30.00 feet Northeasterly of and parallel to the centerline of the right lane of Corporate Parkway a distance of 225.00 feet to the P.C. (point of curve) of a curve to the left having a radius of 1,150.00 feet and a central angle of $10^{\circ}50'38''$; thence along the arc of said curve in a Southeasterly direction 30.00 feet Northeasterly of and parallel to the centerline of the right lane of Corporate Parkway a distance of 217.65 feet to the P.C.C. (point of compound curve) of a curve to the left having a radius of 240.00 feet and a central angle of $125^{\circ}00'$; thence along the arc of said curve in a Southeasterly, Easterly, Northeasterly and Northerly direction 30.00 feet Northeasterly, Northerly, Northwesterly and Westerly of and parallel to the centerline of the right lane of Corporate Parkway a distance of 523.60 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Northerly direction 30.00 feet Westerly of and parallel to the centerline of the right lane of Corporate Parkway a distance of 150.00 feet to the P.C. (point of curve) of a curve to the right having a radius of 385.00 and a central angle of $57^{\circ}33'35''$; thence along the arc of said curve in a

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Northeasterly direction 30.00 feet Northwesterly of and parallel to the centerline of the right lane of Corporate Parkway a distance of 386.77 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Northeasterly direction 30.00 feet Northwesterly of and parallel to the centerline of the right lane of Corporate Parkway a distance of 155.00 feet to the P.C. (point of curve) of a curve to the left having a radius of 275.68 feet and a central angle of $53^{\circ}07'48''$; thence along the arc of said curve in a Northeasterly direction 30.00 feet Northwesterly of and parallel to the centerline of the right lane of Corporate Parkway a distance of 255.64 feet to the P.C.C. (point of compound curve) of a curve to the left having a radius of 2,037.80 feet and a central angle of $3^{\circ}13'04''$; thence along the arc of said curve in a Northerly direction 30.00 feet Westerly of and parallel to the centerline of the right lane of Corporate Parkway a distance of 114.44 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Northerly direction 30.00 feet Westerly of and parallel to the centerline of the right lane of Corporate Parkway a distance of 17.89 feet to a point on the Southerly right of way line of U.S. Highway #280; thence $89^{\circ}55'41''$ to the right in an Easterly direction along the Southerly right of way line of U.S. Highway #280 a distance of 118.00 feet to the point of beginning.

Containing 9.75 acres.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 OCT 16 PM 3:50

Thomas A. Shores, Jr.
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$22.50
Index Fee	1.00
TOTAL	\$23.50