

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 02  TO LEASE NO. GS-04B-50059
ADDRESS OF PREMISES 2400 LAKE PARK DRIVE, SUITE 300	PDN Number:

**THIS AMENDMENT** is made and entered into between 2400 Lake Park Partners, LP c/o OA Development, inc.

whose address is: 3000 Northwoods parkway, Suite 245  
Norcross, GA 30071-4787

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 establish the correct tenant improvement allowance.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective 01/01/2012 as follows:

Use of the GSA Form 276 Supplemental Lease Agreement has been discontinued. All references in the Lease to "GSA FORM 276" or "Supplemental Lease Agreement" Shall be now hereby construed to mean Lease Amendment.

The Government shall withhold \$181.67 due to the over payment of the Tenant Improvement Allowance of \$11.35 monthly for 16 months.

**Paragraphs 2, 3, and 8 of the lease are hereby deleted in their entirety and replaced as follows:**

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the ten (10) years, five (5) years firm, term beginning on 01/01/2012 through 12/31/2021, subject to termination and renewal rights as may be hereinafter set forth."

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

TERM	ANNUAL RENT	RATE per RSF <sup>1</sup>	RATE per ABOASF <sup>2</sup>	MONTHLY RATE
01/01/2012 through 12/31/2016	\$362,065.92	*\$17.04	*\$19.61	\$30,172.16
01/01/2017 through 12/31/2021	\$345,280.00	\$16.25	\$18.69	\$28,773.33


\*rates are exclusive of any CPI escalation

This Lease Amendment contains {1} page.

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: Brian R. Granath  
 Title: Manager of General Partner  
 Entity Name: 2400 Lake Park Partners, LP  
 Date: May 6, 2013

**FOR THE GOVERNMENT:**

Signature:   
 Name: LESTER HARRIS  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 5/14/13

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: Steve DeGman  
 Title: General Partner  
 Date: 5-6-13

8. The rental set forth in paragraph 3 of this lease agreement is based upon the Lessor providing a tenant improvement allowance of 84,310.72 that the Lessor will amortize over the five (5) year firm term period at a rate of 0.0% pursuant to this calculation, the portion of the annual rent amortized as annual tenant improvement rental is \$16,862.14 per annum or \$1405.18 per month.

INITIALS:

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LESSOR

&

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GOVT