

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. **GS-04B-50059**

ADDRESS OF PREMISES: 2400 Lake Park Drive, Suite 300, Smyrna, GA 30080-8981

THIS AGREEMENT, made and entered into this date by and 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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended to issue the Notice to Proceed with the construction of the demised premises and establish the Tenant Improvement allowance:

Upon execution of this Lease Amendment (LA), this serves as a Notice to Proceed (NTP) to provide all required tenant improvements to space including installation of new carpet and repainting of the entire leased space and installation of [REDACTED] on all exterior and LAN room doors, in accordance with Paragraph 3.2 and 11.1 Special requirements of Lease Contract SFO 0GA2007, and documented in attached scope of work and contractor estimates.


This Notice to Proceed is issued for the "NOT to Exceed" amount of **\$84,310.72**. The occupying tenant agency does not have the contractual authority to enter into any agreements with the Lessor or the Lessor's representatives for improvements, changes or modifications of this lease amendment unless approved by a GSA Contracting Officer. Any work done that exceeds the cost specified above will be the financial responsibility of the Lessor. All work shall be completed within 60 calendar days from the issuance of this NTP.

Lessor waives any restoration rights in connection with these items. Unless the Government has removed the item from the premises, the Lessor shall remain responsible for maintenance, repairs, and replacement of all items provided by the Lessor under this lease. If, after the lease term and any extended, renew or succeeding lease term, the Government elects to abandon any items in place, title shall pass to the Lessor.

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: 1/23/13

FOR THE GOVERNMENT:

Signature:   
Name: LESTER HARRIS  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 2/13/13

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: Kim Gravitt  
Title: Property Manager  
Date: 1/23/13