

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 3	TO LEASE NO. GS-04B-50119	DATE <u>7/12/2011</u>	PAGE 1 of 2
ADDRESS OF PREMISES: 1058 Claussen Road, Augusta, GA 30907-0300			

THIS AGREEMENT, made and entered into this date by and between Capital Commercial Holdings, LLC

whose address is 3523 Stratford Court
Martinez, GA 30907-8938

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 as indicated below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective July 10, 2011, as follows:

This serves as full Notice to Proceed (NTP) for the construction all of the tenant improvements at 1058 Claussen Road, Augusta, GA 30907-0300 outlined in the approved Construction Documents. Supplemental Lease Agreement 2 approved the amount of \$1,126,131.82. The additional amount of \$16,451.00 is hereby approved as outlined below.

Total Cost: \$1,142,582.82

In accordance with Lease Paragraph 7 and SFO 9GA2184, the payment of the Tenant Improvement costs shall be broken down as follows:

Amortized over the 10 year firm term of the lease:	\$644,851.03
Via lump sum as described in SFO 9GA2184:	\$247,731.79 (TI Overage)
Via lump sum as described in SFO 9GA2184:	\$250,000.00 (TI Expediting Fee)
Total:	\$1,142,582.82

Lessor hereby acknowledges that under no circumstances, does this authorize the expenditure of funds beyond the amount above. Any additional expenditures made by the Lessor but not first authorized by a GSA Contracting Officer will be made at Lessor's expense.

All Tenant Improvements will be ^{substantially} completed by Lessor on or before September 16, 2011. *ABC CT*

Paragraph 7 of the Standard Form 2 is hereby deleted in its entirety and replaced with the following:

"In accordance with the SFO Paragraph 3.3 entitled Tenant Improvement Rental Adjustment, Tenant Improvements in the total amount of \$644,851.03 (18,027 ABOASF x \$35.7714) shall be amortized through the rent for 10 years at the rate of 7.75%. The total annual cost of Tenant Improvements for the amortization period shall be \$92,866.77 (\$5.15 PABOASF / \$4.91 PRSF)."

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

LESSOR

SIGNATURE <i>Hafeez S. Chaudhry</i>	NAME OF SIGNER <i>HAFAEEZ S. CHAUDHRY</i>
ADDRESS <i>3523 Stratford Ct, Martinez, GA 30907</i>	

IN PRESENCE OF

SIGNATURE <i>Aisha Lavin</i>	NAME OF SIGNER <i>Aisha Lavin</i>
ADDRESS [REDACTED]	

UNITED STATES OF AMERICA

SIGNATURE <i>Craig Thomas</i>	NAME OF SIGNER <i>Craig Thomas</i>
	OFFICIAL TITLE OF SIGNER <i>Contracting Officer</i>

The original invoice for the items above must be submitted directly to the GSA Finance Office online at www.finance.gsa. A copy of the invoice must be provided to the Contracting Officer at the following address:

GENERAL SERVICES ADMINISTRATION
Attn: Craig Thomas, Contracting Officer
77 Forsyth Street SW, Suite 500
Atlanta, Georgia 30303

A proper invoice must include the following:

Invoice date;

Name of the Lessor as shown on the Lease;

Lease contract number, building address and a description, price and quantity of the items delivered;

GSA PDN _____

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

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 agreement unless approved by a GSA Contracting Officer. To enter into such agreements with the occupying tenant agency may result in unrecoverable costs for the Lessor.

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: HT LESSOR
GOVT

GSA FORM 276 (REV. 8/2006) BACK