

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 7
ADDRESS OF PREMISES: 6068 Business Park Drive Columbus, GA 31909-5592	TO LEASE NO. GS-04B-61096 PDN Number:

THIS AMENDMENT is made and entered into between JST Properties, LLC
whose address is: 6922 Jamesson Way, Midland, GA 31820-3639

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 clarify and establish the overtime utilities operating cost for only rooms in the premises requiring 24/7 HVAC operation.

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 September 19, 2013 as follows:

A. Lease GS-04B-61096 (SF-2), Paragraph 17, page 4 of 5 is deleted and superseded by the following:

"In accordance with Paragraph 4.6 (Overtime Usage) of SFO No. 0GA2010, the hourly overtime usage for the entire space, *excluding the LAN rooms requiring 24/7 HVAC operation*, is established as \$10.00 per hour. The annual rate for *only* rooms, such as equipment LAN rooms, requiring 24/7 HVAC operation is established as \$25.00 per Rentable Square Foot (RSF) upon Lessor invoicing the government. The Annual Overtime 24/7 HVAC is not included in the Rental Rate or Base Operating Costs; and is reimbursable separately from the rent by the Tenant agency via a Reimbursable Work Authorization (RWA)".

B. Annual invoicing shall be submitted by the Lessor to the designated GSA Building Service Center, Atlanta Region 4. In accordance with Paragraph 4.6, E., SFO No. 0GA2010, failure to submit a proper invoice within **120 days** of providing overtime utilities (anniversary date of Term Commencement, established as May 1st) shall constitute a waiver of the Lessor's right to receive any payment for such overtime utilities pursuant to the Lease.

This Lease Amendment contains 2 pages

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:

FOR THE GOVERNMENT:

Signature: [Signature]
Name: R. Scott Annema
Title: owner
Entity Name: JST Properties
Date: 9/14/13

Signature: [Signature]
Name: Maria Dent
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 9/24/13

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
Name: Crystal Becker
Title: Office Mgr.
Date: 9-14-13

- C. The annual 24/7 HVAC overtime charge, retroactive to initial occupancy of the premises effective May 1, 2012, is calculated as follows:

Serv 75.1 - Room 115:	158.33 RSF
MDF - Room 120:	88.11 RSF
TOTAL ¹ :	246.44 RSF X \$25.00 (OT RATE PSF) = \$6,161.00 annual rate ²

NOTES: 1 - Floor Plan depicting LAN locations and RSF attached hereto.
2 - Annual 24/7 HVAC Overtime Rate is not subject to CPI increases.

- D. 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 be construed to mean "Lease Amendment".

INITIALS: RSA & cyw
LESSOR GOVT