

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
NO. 3

DATE

4/24/12

TO LEASE NO. GS-04B- 61096

THIS AGREEMENT, made and entered into this date by and 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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective as of the date above, as follows:

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

TERM	ANNUAL RENT	RATE per RSF ¹	RATE per ABOASF ²	MONTHLY RATE
5/1/12 - 4/30/17	\$172,222.95	\$18.41	\$17.71	\$ 14,351.91
5/1/17 - 4/30/22	\$230,890.00	\$22.00	\$23.75	\$ 19,240.83

SLA3 is originated to remove the Tenant Improvements from the total lease rate until T/I is complete and accepted by the Government. The annual cost of T/I is \$70,505.72 at a rate of \$6.72 rounded per RSF (\$7.25 per ABOASF) based on a total of T/I of \$293,234.96 at 7.5% amortization rate is hereby deleted to start rent effective 5/1/12. The RSF rate of \$29.05 PRSF established in the lease as modified in SLA1 which adjusted the shell rate minus \$6.72 PRSF for T/I = \$22.33 PRSF X 10,495 RSF = \$234,353.35. The shell rate is \$15.61 PRSF and operating costs are also \$6.72 PRSF = \$22.33 PRSF.

The Operating Costs are also adjusted to remove all of the \$6.72 PRSF except a portion for electrical, water and landscaping totaling \$8,400 p/a (per month each for electrical and water and per month for landscaping). Therefore the rent is further reduced to \$15.61 PRSF which is the actual shell rate plus \$.80 for operating costs (\$29.05 minus \$5.92 for operating costs and \$6.72 for tenant improvements = \$16.41).

All other terms and conditions of the lease shall remain in force and effect.

//////////////////////////////////// End of SLA3 //////////////////////////////////////

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR:

BY [Signature]
JST Properties, LLC (Signature)
IN THE PRESENCE OF

Owner
(Title)

[Signature]
(Signature)

P.O. Box 8087 Col. GA 31908
(Address)

UNITED STATES OF AMERICA

BY [Signature]
PAMELA MURPHY (Signature)

Contracting Officer
General Services Administration
(Official Title)