

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3 TO LEASE NO. GS-04P-LFL60249
ADDRESS OF PREMISES 2027 S. Parsons Ave Seffner, FL 33584-5207	PDN Number: PS 0040781

THIS AMENDMENT is made and entered into between RP Valrico, LLC

whose address is: 445 Bishop Street, Suite 200
Atlanta, GA 30318

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease, effective September 20, 2017;

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended to issue Notice to Proceed (NTP) for the construction of Tenant Improvements outlined in the bid dated April 28, 2017 for the [REDACTED] at 2027 S. Parsons Ave, Seffner, FL 33584-5207.

1. This Notice to Proceed is issued for the NOT-TO-EXCEED amount of \$683,881.25 of which \$428,271.78 will be amortized at a rate of four percent (4%) over the ten-year firm term of the Lease in accordance with Paragraph 1.03 of the Lease.
2. In accordance with Lease Agreement No. 1, the Government is owed a LEED credit allowance in the amount of \$18,560.00; such amount will be deducted from the total TI overage due to the Lessor.
3. The total TI cost of \$683,881.25 exceeds the TI Allowance in the lease of \$428,271.78 by \$255,609.47. The total TI overage amount of \$255,609.47 is reduced by \$18,560.00 for the LEED credit allowance; the adjusted amount due to the Lessor is \$237,049.47 for the total TI overage.
4. The Government will pay the Lessor the total amount of 237,049.⁴⁷ for the total TI overage in a lump sum after substantial completion and acceptance of the space by the Government in accordance with Lease Paragraph 1.09C.
5. The Lessor waives all restoration rights.

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: [REDACTED]
Name: John W. Braswell
Title: Member
Entity Name: RP VALRICO LLC
Date: 11/30/17

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: Donna Perry
Title: Assistant
Date: 12/1/17

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: Milagros I. Lopez
Title: Lease Contracting Officer
General Services Administration
Public Buildings Service
Leasing Division
Date: 11/30/17

I. Invoice Instructions:

The preferred way to submit an invoice to GSA for payment is electronically via the Internet. Please register as a vendor initially and receive a password at www.finance.gsa.gov/vendors and follow the directions for invoice submittal. If you have any difficulty, please contact the Contracting Officer.

A proper invoice must include:

An invoice number;

Name of your Business Concern and Invoice Date;

Lease Contract No., Lease Amendment No. 3 with the Building Location,

Description and Price of items in conformance with this Lease Amendment.

The invoice must be submitted on the Lessor's letterhead and it must bear the same exact name of the Lessor as shown in the Lease contract.

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INITIALS: gwb
LESSOR

&

MT
GOVT