

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO GS-04P-LGA00281
ADDRESS OF PREMISES 705 COLLEGE DRIVE DALTON, GA 30720	PDN Number

THIS AMENDMENT is made and entered into between BTF Investments, LLC.

whose address is: 615 Glenwood Place, Dalton, GA 30721-3301

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 establish beneficial occupancy in accordance with Lease Contract Paragraph 1.03(A) and establish the release of Tenant Improvement (TI) rent upon completion of the TIs.


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 February 7, 2018 to establish beneficial occupancy and lease term of Lease GS-04P-LGA00281.

1. TO HAVE AND TO HOLD the said premises with their appurtenances for the (15) years term, with ten (10) years firm term beginning on December 11, 2017 through December 10, 2032
2. The Lessor hereby leases to the Government a total of 9,437 rentable square feet, yielding 8,566 ANSI/BOMA Office Area (ABOA) square feet until the completion and acceptance of the space at which a Lease Amendment will update the Lease rental rates and square footage. The rent and space measurements remain subject to adjustment according to provisions in Lease Section 1.03 on "Rent and Other Considerations."

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:

Signature: 
 Name: Mike B. Kinsey
 Title: Managing Partner
 Entity Name: BTF Investments, LLC
 Date: 3-8-2018

FOR THE GOVERNMENT:

Signature: 
 Name: Johanna Regal
 Title: Lease Contracting Officer
 General Services Administration, Public Buildings Service
 Date: 3-8-18

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Holly L. Mathis
 Title: _____
 Date: 3/8/18

3 The Government shall pay the Lessor annual rent monthly, in arrears, based on 9,437 RSF as follows:

	FIRM TERM 12/11/2017- 12/10/2022	FIRM TERM 12/11/2022-12/10/2027	NON-FIRM TERM 12/11/2027-12/10/2032
SHELL RENT	\$198,177.00	\$202,895.50	\$207,614.00
OPERATING COSTS	\$59,736.21	\$59,736.21	\$59,736.21
TENANT IMPROVEMENT*	\$0.00	\$0.00	\$0.00
PARKING	\$0.00	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$257,913.21	\$262,631.71	\$267,350.21

¹Shell rent calculation:

(Firm Term) \$21.00 per RSF multiplied by 9,437 RSF

(Firm Term) \$21.50 per RSF multiplied by 9,437 RSF

(Non-Firm Term) \$22.00 per RSF multiplied by 9,437 RSF

²Operating Costs rent calculation: \$6.33 (rounded) per RSF multiplied by 9,437 RSF

³The Tenant Improvement \$355,560.32 amortized at a rate of 8 percent per annum over 10 years

*The Rental Rates stated above reflect the Government's withholding of Tenant Improvement rent. The Government shall release the Tenant Improvement rent upon completion and acceptance of the Tenant Improvement work, as outlined in paragraph 1.03 of the Lease.

4. Acceptance of Space and Full Rent Commencement shall be as follows:

The Government will not pay any Tenant Improvement rental costs until the Tenant Improvements are substantially complete and accepted by the Government, at which time a Lease Amendment will update the Lease rental rates and square footage. The rent and space measurements remain subject to adjustment according to provisions in Lease Section 1.03 on "Rent and Other Considerations."

INITIALS MAK
LESSOR

& 
GOVT