

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3 TO LEASE NO. GS-04B-60357
ADDRESS OF PREMISES 7263 NORTH LAKE DRIVE COLUMBUS, GEORGIA 31909-2767	

THIS AMENDMENT is made and entered into between MHT, LLC

whose address is: 1725 Dow Street
Valdosta, Georgia 31601

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

WHEREAS, the parties hereto desire to establish the BSAC allowance and to issue a Notice to Proceed for the construction of the agency's security requirements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended upon the Government's execution of this Lease Amendment (LA) to issue the Notice to Proceed (NTP) for the construction of security requirements outlined in the scope of work for the Social Security Administration at 7263 North Lake Drive, Columbus, Georgia

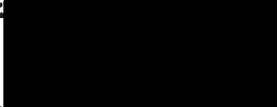
In accordance with Lease Paragraph 1.10, the established BSAC costs for security upgrades totals \$141,635.36. This Notice to Proceed amount is issued for the NOT-TO-EXCEED amount of \$141,635.36 received on August 14, 2018.

Upon completion, inspection, and acceptance of the tenant improvements as signified by an executed Lease Amendment, the amount due and owing for such improvements will be paid as back rent.

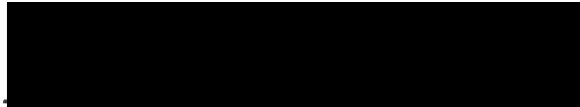
If other terms and conditions of the lease shall remain in force and effect.

I WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

Signature: 
 Name: RUSSEL E. TRANCYGIER
 Title: MANAGING MEMBER
 Entity Name: MHT LLC
 Date: 8-27-18

FOR THE GOVERNMENT:

Signature: 
 Name: Marcus Skinner
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 8/28/18

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Bryant Martin
 Title: Member
 Date: 08/21/2018

1. The Government shall pay the Lessor annual rent monthly, in arrears, based on 14,430 RSF as follows:

	FIRM TERM 6/1/2017-5/31/2022	NON-FIRM TERM 6/1/2022-5/31/2027
SHELL RENT ¹	\$257,575.50	\$257,575.50
TENANT IMPROVEMENTS RENT ²	\$0.00	\$0.00
OPERATING COSTS ³	\$94,660.80	\$ 94,660.80
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$0.00	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$352,236.30	\$352,236.30

¹Shell rent calculation: Ten (10) Years, Five (5) Years Firm

(Firm Term) \$17.85 per RSF multiplied by 14,430 RSF

(Non-Firm Term) \$17.85 per RSF multiplied by 14,430 RSF

²Tenant Improvements of \$505,688.01 are amortized at a rate of Five percent (5%) per annum. *TI will commence upon execution of a LA for the completion of buildout*

³Operating Costs rent calculation: \$6.58 per RSF multiplied by 14,430 RSF (operating costs not inclusive of CPI escalations)

⁴Building Specific Amortized Capital (BSAC) of \$141,835.36 are amortized at a rate of six percent (6%) *BSAC will commence upon execution of a LA for the completion of buildout*

INITIALS:

LESSOR

&

GOV'T