

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-04P-LGA60376
ADDRESS OF PREMISES West Third Street Building 104 West Third Street Vidalia, GA 30474-3300	PDN Number: N/A

THIS AMENDMENT is made and entered into between

MBL VENTURES, LLLP

whose address is: P.O. BOX 2819
10375 FORD AVENUE, SUITE 3
RICHMOND HILL, GA 31324

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon the full execution of this amendment as follows:

- 1) To provide for a Notice to Proceed for Construction of the Tenant Improvements (TIs); and
- 2) To establish the total cost of the Tenant Improvements; and
- 3) To state the Tenant Improvement Allowance and Building Specific Amortized Capital; and
- 4) To provide for the method of payment of the total TI costs; and
- 5) All other terms and conditions remain in full force and effect.

See Attached

This Lease Amendment contains 4 pages including Exhibit 'A'

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

FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: 
 Name: M. Bruce Ladson
 Title: Managing Member, Montgomery Bell, P. Partners
 Entity Name: MBL Ventures, LLLP
 Date: August 22, 2017

Signature: 
 Name: Dion D. Reid
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 8/24/2017

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Tina M. Scott
 Title: Executive Assistant, Ladson Law Firm P.C.
 Date: August 22, 2017

- 1) Upon this Lease Amendment (LA) being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the construction and installation of the TIs and BSAC required in the leased premise. The total cost of the TIs and BSAC is **\$361,159.60** which can be found in Exhibit 'A'. The start of construction is expected to be October 6th, 2017, and the Lessor shall complete all work required to prepare the Premises as required in this Lease ready for use not later than 90 working days following the start date of October 6th, 2017.
- 2) The Government and the Lessor have agreed that the total cost of the TIs and BSAC shall be **\$361,159.60**. The total TI and BSAC cost of **\$361,159.60** includes all fees including but not limited to general and administrative costs, project management fees, profit, overhead, and any and all other fees associated with the completion of the TI on or before the anticipated date of completion.

Any changes to the Construction Drawings which will result in a financial, conditional, or term change to the lease agreement, of any type, must be approved, in writing, and in advance of any resulting work performed by the Lessor, by the GSA Contracting Officer.

- 3) Per the Lease agreement, the Tenant Improvement Allowance (TIA) is \$329,139.71, and the Building Specific Amortized Capital (BSAC) is \$145,719.81.

The total amount of the TI and BSAC is \$474,859.52.

- 4) Given that the TI and BSAC costs are under the allowances the Government shall pay for the total TI and BSAC cost by amortizing in the rent a total cost of \$361,159.60 over 5 years at an interest rate of 5.5%. If the TI Allowance and BSAC remain more than \$361,159.60 at substantial completion, and any subsequent change orders (if needed), the rental rate will be adjusted down in accordance with other provisions of the Lease
- 5) All other terms and conditions of this lease shall remain in full force and effect.

INITIALS:


LESSOR

&


GOVT