

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2 TO LEASE NO. GS-04B-62029
ADDRESS OF PREMISES 1522 WEST 3 rd AVENUE ALBANY, GA 31707 – 3649	PDN Number:

THIS AMENDMENT is made and entered into between MHT, LLC

whose address is: 1725 DOW STREET
VALDOSTA, GA 31601

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

WHEREAS, the parties hereto desire to amend the above Lease contract to issue a notice to proceed with the Tenant Improvements and Security System as described below.

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 execution by the Government as follows:

1. The Government hereby accepts the Lessor's Proposal dated June 16, 2016 to provide all labor and materials necessary to install and maintain the Tenant improvements incorporated into the lease and issues a Notice to Proceed for Tenant Improvements not to exceed the amount of **\$405,076.62**.
2. The Government hereby accepts the Lessor's Proposal dated June 16, 2016 to provide all labor and materials necessary to install and maintain the Security System incorporated into the lease and issues a Notice to Proceed for Security System as described below not to exceed the amount of \$45,600.00.
3. By acceptance of this Lease Amendment, the Lessor further substantiates that no further costs associated with the building shell items have been knowingly included in the tenant improvement pricing. If there are additional change orders to the original construction cost, they will also be incorporated by Lease Amendment and a notice to proceed will be issued.

SEE PAGE 2

This Lease Amendment contains 5 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: RUSSELL E. TRANKVILSR
Title: MANAGING MEMBER
Entity Name: MHT LLC
Date: 7/14/16

FOR THE GOVERNMENT:

Signature: _____
Name: Dion D. Reid
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 7/15/16

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: Raymond Martin
Title: Partner
Date: 7-14-16

4. Any changes to the Construction Drawings which result in a financial change to the lease contract, of any type, must be approved in writing by the GSA Contracting Officer.
5. Upon full execution and delivery of this Lease Amendment, the Lessor can consider this as a Notice to Proceed with the Tenant Improvements and Security System as described below. The anticipated date of completion and acceptance by the Government is on or before August 15, 2016.
6. The Lessor is hereby directed to furnish and install the following Security items per the Revised Security Plans Albany GA (FO 602)
 - A. Shatter Resistant Window Protection
 - B. Security Alarm System
 - C. Intrusion Detection System
 - D. Duress Alarm
 - E. Infrastructure associated with the Closed Circuit Television System.
7. The cost for the Security Items will be deducted from the Building Specific Amortized Capitol included in the Lease
8. Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, the amortized Tenant Improvement Cost, and BSAC) shall be established by a subsequent Lease Amendment.
9. The Lessor waives all restoration rights.

All other terms and conditions remain in full force and effect.

INITIALS:


LESSOR

&


GOV'T