

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-04B- 62185
ADDRESS OF PREMISES 246 Bullsboro, Road, Newnan, GA 30263-3166	PDN Number:

THIS AMENDMENT is made and entered into between MHT, LLC

whose address is: 1725 Dow Street, Valdosta, GA 31601-5166

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 delete Lease Amendment 2 to add the "To Have and To Hold..." paragraph to Lease Amendment 3.

TO HAVE AND TO HOLD the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of 10 years firm effective November 1, 2013 through December 31, 2023. There are no termination and renewal rights for the 10 years firm term.

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 November 1, 2013 as follows:

This Supplemental Lease further amends Paragraph 1.03A as follows:

	FIRM TERM – 10 YRS 11/1/13 - 10/31/23	N/A
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$97,319.33	\$XXX,XXX.XX
TENANT IMPROVEMENTS RENT ²	\$ 23,816.17	\$0.00
OPERATING COSTS ³	\$ 36,875.25	\$ XXX,XXX.XX
BUILDING SPECIFIC SECURITY ⁴	\$ INCLUDED IN T/I	\$ XXX,XXX.XX
PARKING ⁵	\$ ZERO	\$ XXX,XXX.XX
TOTAL ANNUAL RENT	\$158,010.75	\$XXX,XXX.XX

¹Shell rent (Firm Term) calculation: \$16.02 per RSF multiplied by 6,075 RSF

²The Tenant Improvement Allowance of \$195,027.27 is amortized at a rate of 4 percent per annum over 10 years.

³Operating Costs rent calculation: \$6.07 per RSF multiplied by 6,075 RSF

⁴Building Specific Security Costs of \$N/A are amortized at a rate of N/A percent per annum over N/A years – Included in T/I

⁵Parking costs described under sub-paragraph G below

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:

FOR THE

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Entity Name: MHT, LLC

GSA, Public Buildings Service,

Date: 04/04/14

Date: 4/4/2014

WITNESS

Signature: _____

Name: _____

Title: Partner

Date: 04/04/14