

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No 3
	TO LEASE NO. GS-04B- 62196
LEASE AMENDMENT	
ADDRESS OF PREMISES Entire 2nd floor, DAI AB Plaza, 7391 Hodgson Memorial Drive, Savannah, GA 31406-2579	PDN Number:

THIS AMENDMENT is made and entered into between DAI AB Plaza LLC

whose address is: 17 Park of Commerce Blvd., Suite 105, Savannah, GA 31405-7436

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

WHEREAS, the parties hereto desire to amend the above Lease as follows: To correct lease term, clarify parking and the number of months for the commission recapture.

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 August 26, 2013 as follows:

-Para 1.02 reference to parking is deleted and replaced as follows: Parking: One (1) reserved parking space is included at no additional charge. In addition, the Lessor shall provide such additional parking spaces as required by the applicable code of the local government entity having jurisdiction over the Property. The remainder of Para 1.02 is unchanged.

-Para 1.03 A is deleted and replaced as follows:

The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	Years 1 – 5 Aug 26, 2013 – Aug 25, 2018		Years 6 – 10 Aug 26, 2018 – Aug 25, 2023	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$94,537.00	\$ 13.40	\$ 99,263.85	\$ 14.07
Tenant Improvements Rental Rate	\$46,904.54	\$ 6.65	N/A	N/A
Operating Costs	\$39,649.10	\$ 5.62	\$ 39,649.10	\$ 5.62
Building Specific Security Costs	N/A	N/A	N/A	N/A
Full Service Rate	\$181,090.64	\$ 25.67	\$138,912.95	\$ 19.69

-Para 1.04 is modified to reflect commission credit of [REDACTED] from rent per LA1.

Month 1 Rental Payment \$15,090.89 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.

Month 2 Rental Payment \$15,090.89 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.

Month 3 Rental Payment \$15,090.89 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3rd Month's Rent.

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

[REDACTED]

Signature:

Name:

Title:

Entity Name:

Date:

MANAGER
DAI AB PLAZA, LLC
8/27/13

FOR THE GOVERNMENT

[REDACTED]

Signature:

Name:

Title:

GSA, Public Buildings Service,

Date:

Lease Contracting Officer
8/28/13

WITNESSED FOR THE LESSOR BY:

[REDACTED]

Signature:

Name:

Title:

Date:

PROPERTY MANAGER
8/28/13