

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LGA-62313
ADDRESS OF PREMISES 919 Hillcrest Parkway Dublin, GA 31021	PDN Number:

THIS AMENDMENT is made and entered into between **Sturncor Investment Group, LLC**

whose address is: 121 Adris Place
Dothan, AL 36303

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended:

- A. The Government hereby accepts the Lessor's proposal to provide all labor and materials necessary to install and maintain the improvements and issues a Notice to Proceed for Tenant Improvements in the amount of \$161,376.44, per the proposal identified as Exhibit "A" – Tenant Improvements bid.

In accordance with the lease paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements that are NOT – TO – EXCEED the total amount of \$161,376.44 shall be amortized through the rent over 60 months at 7%. [REDACTED] does not have the contractual authority to enter into any agreements with the Lessor or the Lessor's representatives for improvements, changes, or modifications of the Lease, unless approved by a GSA, Contracting Officer. To enter into such agreements with [REDACTED] may result in unrecoverable costs for the Lessor.

Upon completion, inspection, and acceptance of the space by the Contracting Officer, a Lease Amendment will be drafted to consolidate any additional TI costs, to finalize rent payments, and to establish beneficial occupancy.

The Lessor hereby waives restoration as a result of all improvements.

This Lease Amendment contains 4 pages, including Exhibit "A".
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]

Signature: _____
Name: _____
Title: Member
Entity Name: Sturncor Investment Group, LLC
Date: 7/25/2013

FOR THE GOVERNMENT:

[REDACTED SIGNATURE]

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 7/30/13

WITNESSE

[REDACTED SIGNATURE]

Signature: _____
Name: _____
Title: _____
Date: 7/25/2013