

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	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 for an increase in the Tenant Improvements per TI Change Order No. 1 dated 9/18/13 as Exhibit "A", and provides Notice to Proceed for Tenant Improvements in the amount of \$5,221.96. The Lessor will be paid upon completion, inspection and acceptance of the Scope of Work by the Government.

The Lessor and the Government agree that Tenant Improvements will be increased by \$5,221.96 from \$161,376.44 to \$166,598.40.

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


- B. The Term of the lease contract is hereby amended as follows:

To Have and To Hold the said Premises with their appurtenances for the term beginning November 4, 2013 and continuing through November 3, 2023 subject to termination and renewal rights as may be hereafter set forth, to be used for such purposes as determined by GSA.

This Lease Amendment contains 3 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.

 Title: <u>Member</u> Entity Name: <u>Sturncor Investment Group LLC</u> Date: <u>6 Nov. 2013</u>	<b>FOR THE GOVERNMENT</b>	 Signature: _____ Name: _____ Title: <u>Lease Contracting Officer</u> <u>GSA, Public Buildings Service</u> Date: <u>11/18/13</u>
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**WITNESSED FOR THE LESSOR BY:**

  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: 11/10/13

C. Paragraph 1.03 of the lease is hereby amended as follows:

1.03 Rent and Other Consideration (Succeeding) (Sept 2011)

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

TERM	ANNUAL RENT	SHELL per RSF	OP per RSF	TI per RSF	PRSF RATE	ABOASF RATE	MONTHLY RATE
11/04/13 - 11/03/18	\$ 200,835.34	\$14.27	\$5.48	\$4.97	\$25.21	\$28.99	\$16,736.28
11/04/18 - 11/03/23	\$ 157,328.50	\$14.27	\$5.48	\$ -	\$19.75	\$22.71	\$13,110.71

D. Paragraph 1.04 of the lease is hereby deleted and replaced as follows

1.04 Broker Commission and Commission Credit (Sept 2011)

A. **Jones Lang LaSalle** ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to **Jones Lang LaSalle** with the remaining [REDACTED] which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment **\$16,736.28** minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1<sup>st</sup> Month's Rent.

Month 2 Rental Payment **\$16,736.28** minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2<sup>nd</sup> Month's Rent.

E. Termination Rights (Succeeding) (Sept 2011)

The Government may terminate this Lease, in whole or in parts, at any time effective after **November 3, 2018** by providing not less than **one hundred twenty (120)** days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.