

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	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 36303-1997

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 correct the rent, commission and commission credit stated in Lease Amendment No. 2.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended:

Continued on Page 2

This Lease Amendment contains 2 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: _____
 Title: member
 Entity Name: Sturncor Investment Group
 Date: 2-25-14

FOR THE GOVERNMENT:

Signature: _____
 Name: _____
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 2/28/14

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: Allison Hall
 Title: Property Manager
 Date: 2-25-14

A. 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:

	10/03/13 - 10/02/18	10/03/18 - 10/02/23
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$113,674.82	\$113,674.82
TENANT IMPROVEMENTS RENT ²	\$37,837.81	\$0.00
OPERATING COSTS ³	\$43,653.68	\$43,653.68
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$1,748.37	\$0.00
PARKING ⁵	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$ 196,914.68	\$ 157,328.50

¹Shell rent calculation:

(Firm Term) \$14.27 per RSF multiplied by 7,966 RSF

(Non Firm Term) \$14.27 per RSF multiplied by 7,966 RSF

²The Tenant Improvement Allowance of \$159,240.40 is amortized at a rate of 7 percent per annum over 5 years.

³Operating Costs rent calculation: \$5.48 per RSF multiplied by 7,966 RSF. Operating rent is inclusive of CPI through 2013.

⁴Building Specific Amortized Capital (BSAC) of \$7,358.00 are amortized at a rate of 7 percent per annum over 5 years

⁵Parking costs are for forty one (41) reserved parking spaces and zero (0) structured parking spaces reflecting a rate of \$0 per reserved space and \$0 per structured space per month.

B. 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 **\$16,409.56** minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.

Month 2 Rental Payment **\$16,409.56** minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.

C. Termination Rights (Succeeding) (Sept 2011)

The Government may terminate this Lease, in whole or in parts, at any time effective after **October 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.