

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u>03</u>
	TO LEASE NO. <u>GS-04B-62470</u>
ADDRESS OF PREMISES 510 EAST 15 TH AVENUE CORDELE, GEORGIA 31015-1437	PDN Number: N/A

THIS AMENDMENT is made and entered into between DCR Real Estate III Sub I, LLC

whose address is: 333 Third Avenue North, Suite 400
St. Petersburg, FL 33701-3833

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution as follows:

A. Use of the GSA Form 276 Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment."

B. The following is restated for clarification and administrative purposes only:

SECTION 1, Paragraph 1.01 of the GSA Form L202 lease contract is hereby modified and the following is inserted in lieu: "The Premises are described as follows":

Office and Related Space: 8,539 rentable square feet (RSF), of which 214 RSF is at no additional cost to the government, and 7,861 ANSI/BOMA Office Area (ABOA) square feet, of which 405 ABOASF is at no additional cost to the governments based upon a Common Area Factor of *8.62%, located on the 1st floor of the Building, as depicted on the floor plan, attached hereto as Exhibit A.


*Note: Without the free space the Common Area Factor is 11.66%.

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: MANAGER
Entity Name: DCR REAL ESTATE III SUB I, LLC
Date: 2/12/14

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 2/13/2014

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: 2/12/14

SECTION 1, Paragraph 1.03. A. of the GSA Form L202 lease contract is hereby modified and the following is inserted in lieu: The Government shall pay the Lessor annual rent, payable monthly in arrears, at the following rates:

	FIRM TERM 1/1/2014 – 12/31/2018		NON-FIRM TERM 1/1/2019 – 12/31/2023	
	Annual Rent	*Annual Rate/RSF	Annual Rent	*Annual Rate/RSF
Shell Rent ¹	\$91,506.24	\$10.72	\$97,402.50	\$11.41
Tenant Improvements rent ²	\$46,746.90	\$5.47	\$0.00	\$0.00
Operating Costs ³	\$59,894.00	\$7.01	\$59,894.00	\$7.01
Building Specific Amortized Capital (BSAC) ⁴	\$799.78	\$1.10	\$0.00	\$0.00
Parking ⁵	\$0.00	\$0.00	\$0.00	\$0.00
Total Annual Rent	\$198,946.92	\$23.30	\$157,296.50	\$18.42

¹Shell rent calculation:

(Firm Term) \$10.72 per RSF multiplied by 8,539 RSF (includes free space)

(Firm Term) \$10.99 per RSF multiplied by 8,325 (without free space)

(Non-Firm Term) \$11.41 per RSF multiplied by 8,539 RSF (includes free space)

(Non-Firm Term) \$11.70 per RSF multiplied by 8,325 RSF (without free space)

²The Tenant Improvement Allowance of \$197,911.09 is amortized at a rate of 6.75 percent per annum over 5 years.

³Operating Costs rent calculation: \$7.01 per RSF multiplied by 8,539 RSF (includes free space)

Operating Costs rent calculation: \$7.19 per RSF multiplied by 8,325 RSF (without free space)

⁴Building Specific Amortized Capital (BSAC) of \$3,386.00 is amortized at a rate of 6.75 percent per annum over 5 years.

⁵Parking cost are for a minimum of thirty-eight (38) surface parking spaces.

*Note: Rates may be rounded.

*****LAST ITEM*****

INITIALS:  LESSOR &  GOVT