

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-04B-62484
ADDRESS OF PREMISES 908 S. Carroll Road, Villa Rica, GA 30180-6709	PDN Number:

THIS AMENDMENT is made and entered into between Five Points Realty, LLC

whose address is: 155 South Cashua Drive, Florence, SC 29501-4001

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 to start rent, effective January 14, 2014 as follows: Paragraph 1.03 A " Rent and Other Consideration (AUG 2011)" is hereby deleted and replaced in its entirety as follows:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on January 14, 2014 through January 13, 2029 subject to termination and renewal rights as may be hereafter set forth.

	01-14-14/01-13-24	01-14-24/01-13-29
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$149,477.45	\$168,030.00
TENANT IMPROVEMENTS RENT ²	\$ 37,301.83	\$0
OPERATING COSTS ³	\$ 53,070.00	\$ 53,070.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ -	\$ -
PARKING ⁵	\$ 0	\$ 0
TOTAL ANNUAL RENT	\$239,849.28	\$221,100.00

¹Shell rent calculation:

(Firm Term) \$ 27.12 per RSF multiplied by 8,844 RSF

(Non Firm Term) \$25.00 per RSF multiplied by 8,844 RSF

²The Tenant Improvement Allowance of \$307,025.71 is amortized at a rate of 4 percent per annum over 10 years.

³Operating Costs rent calculation: \$6,000,678 per RSF multiplied by 8,844 RSF. Operating rent is inclusive of CPI adjustment through 2030. Annual adjustment will be made.

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

⁵Parking costs are zero.

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of the Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, their terms and conditions of this Agreement shall control and govern.

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

FOR THE GOVERNMENT

Signature: _____

Signature: _____

Name: Ronald G. Lyles

Name: _____

Title: Principle Member

Title: Lease Contracting Officer

Entity Name: Five Points Realty, LLC

GSA, Public Buildings Service,

Date: 2/11/14

Date: 02/12/2014

WITNESSED FOR THE LESSOR BY

Signature: _____

Name: _____

Title: CFO

Date: 2/11/14