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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT | LEASE AMENDMENT NO. 8 | DATE 10/1/2018 | | |
| TO LEASE NO. GS-04B-62645 | | | | |
| ADDRESS OF PREMISES 2877 Brandywine Road Atlanta, GA 30341-5535 | | | | |
| <p>THIS AGREEMENT, made and entered into this date by and between</p> <p>Boyd Atlanta Williams, LLC, a Delaware limited liability company</p> <p>whose address is</p> <p>1 N Wacker Drive, Ste 4025</p> <p>Chicago, IL 60606-2844</p> <p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:</p> <p>WHEREAS, the parties hereto desire to amend the above Lease to reflect a Change of Ownership/Payee.</p> <p>NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>10/1/2018</u>, as follows:</p> <ol style="list-style-type: none"> 1. The preamble of the Lease is hereby amended to state that the Lessor is Boyd Atlanta Williams, LLC, a Delaware limited liability company (Lessor), who principal place of business is 1 N Wacker Drive, Ste 4025, Chicago, IL 60606-2844, by virtue of a Limited Warranty Deed executed by the ATPA Williams, LLC and Boyd Atlanta Williams, LLC and recorded on 7/5/2018, Document ID 2018117910 Deed Book 27008 Page 128 in the land of records DeKalb County, Georgia. 2. The Lessor's DUNS Number is: 081279591. 3. Lessor shall update any new payee information as per lease contract section 1.03 (E). Rent shall be paid by Electronic Funds Transfer to an account to be designated by Lessor. <p>Novation Agreement are attached hereto and made a part of this Lease Amendment No. 8.</p> <p style="text-align: center;">This LA contains 3 Page.</p> <p>All other terms and conditions of the Lease shall remain in force and effect.</p> <p>IN WITNESS WHEREOF, the parties subscribed their names as of the below date.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> FOR THE LESSOR: Signature: _____ Name: <u>Thomas Cicotello</u> Title: <u>Authorized Signatory</u> Entity Name: <u>Boyd Atlanta Williams, LLC</u> Date: <u>19 SEPT 2018</u> </td> <td style="width: 50%; vertical-align: top;"> FOR THE GOVERNMENT: Signature: _____ Name: <u>Quotavious Ellis</u> Title: <u>Lease Contracting Officer</u> <u>GSA, PBS Office of Leasing</u> <u>Lease Contract Administration Zone 2</u> Date: <u>9/19/18</u> </td> </tr> </table> <p>WITNESSED FOR THE LESSOR BY:</p> <p>Signature: _____</p> <p>Name: <u>Ryan Howard</u></p> <p>Title: <u>Analyst</u></p> <p>Entity Name: <u>Boyd Atlanta Williams, LLC</u></p> | | | FOR THE LESSOR: Signature: _____ Name: <u>Thomas Cicotello</u> Title: <u>Authorized Signatory</u> Entity Name: <u>Boyd Atlanta Williams, LLC</u> Date: <u>19 SEPT 2018</u> | FOR THE GOVERNMENT: Signature: _____ Name: <u>Quotavious Ellis</u> Title: <u>Lease Contracting Officer</u> <u>GSA, PBS Office of Leasing</u> <u>Lease Contract Administration Zone 2</u> Date: <u>9/19/18</u> |
| FOR THE LESSOR: Signature: _____ Name: <u>Thomas Cicotello</u> Title: <u>Authorized Signatory</u> Entity Name: <u>Boyd Atlanta Williams, LLC</u> Date: <u>19 SEPT 2018</u> | FOR THE GOVERNMENT: Signature: _____ Name: <u>Quotavious Ellis</u> Title: <u>Lease Contracting Officer</u> <u>GSA, PBS Office of Leasing</u> <u>Lease Contract Administration Zone 2</u> Date: <u>9/19/18</u> | | | |

NOVATION AGREEMENT

ATPA Williams, LLC (Transferor), a/an limited liability company,
duly organized and existing under the laws of Delaware, with its principal office in Atlanta, GA
Bowl Atlanta Williams, LLC (Transferee), a/an limited liability company,
duly organized and existing under the laws of Delaware, with its principal office in Chicago, IL; and the
United States of America (Government) enter into this Agreement as of June 28, 2018.

(a) The parties agree to the following facts:

(1) The Government, represented by various Contracting Officers of the General Services Administration, has entered into that certain lease(s) with the Transferor, namely: GS-04B-82846. The term "Lease(s)," as used in this Agreement, means the above described lease(s), including all modifications, made between the Government and the Transferor or its predecessor before the effective date of this Agreement (whether or not performance and payment have been completed and releases executed if the Government or the Transferor has any remaining rights, duties, or obligations under the Lease(s)). Included in the term "Lease(s)" are also all modifications made under the terms and conditions of the Lease(s) between the Government and the Transferee, on or after the effective date of this Agreement.

(2) As of July 5, 2018, the Transferor has transferred to the Transferee all the assets of the Transferor involved in performing its obligations under the Lease(s) by virtue of a Limited Warranty Deed, Document ID 2018117910, Deed Book 27008 Page 125 in the land records of DeKalb County, Georgia.

(3) The Transferee has acquired all the assets of the Transferor involved in performing the Lease(s) by virtue of the above transfer.

(4) The Transferee has assumed all obligations and liabilities of the Transferor under the Lease(s) by virtue of the above transfer.

(5) The Transferee is in a position to fully perform all obligations that may exist under the Lease(s).

(6) It is consistent with the Government's interest to recognize the Transferee as the successor party to the Lease(s).

(7) Evidence of the above transfer has been filed with the Government.

(8) Transferor and Transferee represent that the transfer has been properly effected and agree that the Government may rely on this representation.

(9) Transferee will abide by Clause 52.209-6 Protecting the Government's Interest When Subcontracting with Contractors Debarred, Suspended, or Proposed for Debarment, contained within the Lease(s).

(b) In consideration of these facts, the parties agree that by this Agreement—

(1) The Transferor confirms the transfer to the Transferee, and waives any claims and rights against the Government that it now has or may have in the future in connection with the Lease(s).

(2) The Transferee agrees to be bound by and to perform the Lease in accordance with the conditions contained in the Lease. The Transferee also assumes all obligations and liabilities of, and all claims against, the Transferor under the Lease(s) as if the Transferee were the original party to the Lease(s).

(3) The Transferee is bound by all previous actions taken by the Transferor with respect to the Lease(s), with the same force and effect as if the action had been taken by the Transferee.

(4) The Government recognizes the Transferee as the Transferor's successor in interest in and to the Lease(s). The Transferee by this Agreement becomes entitled to all rights, titles, and interests of the Transferor in and to the Lease(s) as if the Transferee were the original party to the Lease(s). Following the effective date of this Agreement, the term "Lessor," as used in the Lease(s), shall refer to the Transferee.

(5) Except as expressly provided in this Agreement, nothing in it shall be construed as a waiver of any rights of the Government against the Transferor.

(6) All payments and reimbursements previously made by the Government to the Transferor, and all other previous actions taken by the Government under the Lease(s), shall be considered to have discharged those parts of the Government's obligations under the contracts. All payments and reimbursements made by the Government after the date of this Agreement in the name of or to the Transferor shall have the same force and effect as if made to the Transferee, and shall constitute a complete discharge of the Government's obligations under the Lease(s), to the extent of the amounts paid or reimbursed.

(7) The Transferor and the Transferee agree that the Government is not obligated to pay or reimburse either of them for, or otherwise give effect to, any costs, taxes, or other expenses, or any related increases, directly or indirectly arising out of or resulting from the transfer or this Agreement, other than those that the Government in the absence of this transfer or Agreement would have been obligated to pay or reimburse under the terms of the Lease.

(8) The Transferor guarantees payment of all liabilities and the performance of all obligations that the Transferee—

(i) Assumes under this Agreement; or

(ii) May undertake in the future should these contracts be modified under their terms and conditions. The Transferor waives notice of, and consents to, any such future modifications.

(9) The Lease(s) shall remain in full force and effect, except as modified by this Agreement. Each party has executed this Agreement as of the day and year first above written.

United States of America

By: [REDACTED]

Title: Lease Contracting Officer

ATPA Williams, LLC,

a Delaware limited liability company

By: ATPA UOP Investments (NR), LLC

a Delaware limited liability company

its sole manager

By: UOP Investors, LLC

a Georgia limited liability company

its manager

By: [REDACTED]

Title: J. Bradford Smith, Manager

Bowd Atlanta Williams, LLC,

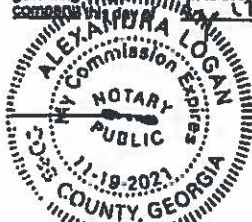
By: [REDACTED]

Title: Thomas Cicolello, Authorized Signatory

Certificate

Alexandra Logan certify that I am the _____ of ATPA Williams, LLC
that J. Bradford Smith, who signed this Agreement for this limited liability company, was then Manager of this
limited liability company; and that this Agreement was duly signed for and on behalf of this limited liability company by authority of its
governing body and within the scope of its limited liability company powers. Witness my hand and the seal of this limited liability
company this day of 12, 2018

By: [REDACTED]



Certificate

Thomas Cicolello certify that I am the Authorized Signatory of Bowd Atlanta Williams, LLC
that Thomas Cicolello, who signed this Agreement for this limited liability company, was then Authorized Signatory of this
limited liability company; and that this Agreement was duly signed for and on behalf of this limited liability company by authority of its
governing body and within the scope of its limited liability company powers. Witness my hand and the seal of this limited liability company
this day of 5207 12, 2018

By: [REDACTED]