

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 6
	TO LEASE NO. GS-04B-62143
ADDRESS OF PREMISES: 4715 26 th Ave Meridian, MS 39305-2636	PDN Number: N/A

THIS AMENDMENT is made and entered into between **ROOKER PROPERTIES LLC**

Whose address is: **4920 NORTH ROYAL ATLANTA DRIVE, TUCKER, GA 30084-3031**
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: November 6, 2014 as follows: Paragraph 16 in the lease is amended as follows:

Paragraph 16. In accordance with Solicitation for offers OMS2041 paragraph 2.4, Broker Commission and Commission Credit, Studley is the authorized real estate broker representing GSA in connection with the lease transaction. The lessor and Studley have agreed to a cooperating lease commission of [REDACTED] percent of the firm term value of this lease ("Commission"). Please note that the commission calculation has been calculated on the total lease value including the Tenant Improvement Allowance. The Broker Commission and Commission Credit will be adjusted via a Supplemental Lease Agreement to reflect the used portion of the Tenant Improvement allowance at occupancy.

The current total amount of the commission is [REDACTED]. This Commission is earned upon lease execution and payable (i) one half (1/2) when the lease is awarded and (ii) one-half (1/2) upon the earlier of Tenant's occupancy of the premises leased pursuant to the lease or the commencement date of the lease. Due to the Commission Credit described in Paragraph 2.4, only [REDACTED], which is [REDACTED] of the commission, is payable to Studley when the lease is awarded. The remaining [REDACTED] which is [REDACTED] of the Commission ("Commission Credit") shall be credited to shell rental portion of the annual rental payments due and owing shall be reduced to fully capture this Commission Credit. The reduction in shell rent shall commence within the second month for the rental payments and continue until the credit had been fully recaptured. The total annual shell is \$159,185.00 which equals \$20,000.98 (rounded) per month. The commission credit will be taken over the first six months (6) of the lease term with a monthly credit of [REDACTED] (commission credit divided by 5 months).

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: _____
Entity Name: Rooker Properties, LLC
Date: 11/10/14

FOR

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 11/13/14

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: 11/10/14

Second month's rental payment of \$20, 00.98 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted second month's rent).

Third month's rental payment of \$20,000.98 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted third month's rent).

Fourth months rental payment of \$20,000.98 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted fourth month's rent).

Fifth month's rental payment of \$20,000.98 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted fifth month's rent).

Sixth month's rental payment of \$20,000.97 minus the prorated commission credit of [REDACTED] equals [REDACTED] (adjusted sixth month's rent).

INITIALS: JK & HC
LESSOR GOVT