

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No.1
	TO LEASE NO. GS-04P-LGA 60096
ADDRESS OF PREMISES 3149 Perimeter Park Lane, Valdosta, GA 31602-7019	PDN Number:

THIS AMENDMENT is made and entered into between **MHT, LLC**

whose address is: 1725 Dow Street
Valdosta, GA 31601-5166

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 November 1, 2015 excluding tenant improvements. Tenant improvements in accordance with lease requirements shall be complete by January 31, 2016.

TO HAVE AND TO HOLD the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of 10 years, 5 years firm effective November 1, 2015 through October 31, 2020 and a period of 5 years non-firm effective November 1, 2020 through October 31, 2025 which is cancellable by Government upon 60 days prior written notice.

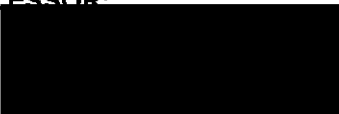
Paragraph 1.03.A is hereby deleted and replaced as follows:

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: MHT LLC / RUSSELL TRONCOSO
 Title: PARTNER
 Entity Name: MHT LLC
 Date: 10-27-15

FOR THE GOVERNMENT:

Signature: 
 Name: Diana D. Reid
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 10/28/15

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: RUSSELL TRONCOSO
 Title: PARTNER
 Date: 10-27-15

The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	TERM 1 11/01/15 – 01/31/16	TERM 2 02/01/16 – 10/31/20	TERM 3 11/01/20 – 10/31/25
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$158,193.94	\$158,193.94	\$167,827.50
TENANT IMPROVEMENTS RENT ²	\$ 0.00	\$71,734.75	\$0.00
OPERATING COSTS ³	\$ 50,867.50	\$ 50,867.50	\$ 50,867.50
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 0.00	\$0.00	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$209,061.44	\$280,796.19	\$218,695.00

*PRSF numbers are rounded as follows.

¹Shell rent calculation:

(Firm Term) \$16.56 per RSF multiplied by 9,550 RSF

(Non Firm Term) \$17.57 per RSF multiplied by 9,550 RSF

²The Tenant Improvement Allowance of \$302,740.58 is amortized at a rate of 5 percent per annum over 4 years, 9 months.

³Operating Costs rent calculation: \$5.33 per RSF multiplied by 9,550 RSF

⁴Building Specific Amortized Capital (BSAC) of \$0 are amortized at a rate of -percent per annum over - years

⁵Parking costs described under sub-paragraph H below

In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term.

*****END OF LA1*****

INITIALS:
LESSOR

&

GOVT