

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No.5
	TO LEASE NO. GS-04P-LGA 60096
<b>ADDRESS OF PREMISES</b> 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 August 1, 2016 including tenant improvements. Tenant improvements in accordance with lease requirements is substantially complete for the purpose of starting rent tenant improvement payments adjusted and amortized according to LA2.

**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.

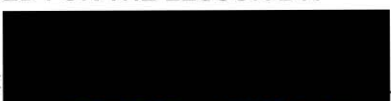
**FOR THE LESSOR:**

Signature:   
 Name: RUSSELL E. TRANKHAM  
 Title: MANAGING MEMBER  
 Entity Name: MHT LLC  
 Date: 7/27/16

**FOR THE GOVERNMENT:**

Signature:   
 Name: Dion D. Reid  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
 Date: 7/29/16

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: ROBERTO MARTIN  
 Title: Partner  
 Date: 7-27-16

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

	<b>TERM 1 11/01/15 – 01/31/16</b>	<b>TERM 2 08/01/16 – 10/31/20</b>	<b>TERM 3 11/01/20 – 10/31/25</b>
	<b>ANNUAL RENT</b>	<b>ANNUAL RENT</b>	<b>ANNUAL RENT</b>
<b>SHELL RENT<sup>1</sup></b>	<b>\$158,193.94</b>	<b>\$158,193.94</b>	<b>\$167,827.50</b>
<b>TENANT IMPROVEMENTS RENT<sup>2</sup></b>	<b>\$ 0.00</b>	<b>\$79,217.19</b>	<b>\$0.00</b>
<b>OPERATING COSTS<sup>3</sup></b>	<b>\$ 50,867.50</b>	<b>\$ 50,867.50</b>	<b>\$ 50,867.50</b>
<b>BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)<sup>4</sup></b>	<b>\$ 0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>PARKING<sup>5</sup></b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>TOTAL ANNUAL RENT</b>	<b>\$209,061.44</b>	<b>\$288,278.63</b>	<b>\$218,695.00</b>

\*PRSF numbers are rounded as follows.

<sup>1</sup>Shell 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

<sup>2</sup>The Tenant Improvement Allowance of \$302,740.58 is amortized at a rate of 5 percent per annum over 4 years, 3 months.

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

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

<sup>5</sup>Parking 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 LA5\*\*\*\*\*

INITIALS:  LESSOR &  GOV'T