

Whereas the occupying tenant agency does not have contractual authority to enter into any agreements with the Lessor or the Lessor's representatives for improvements, changes, or modifications of this lease agreement unless, approved by a GSA Contracting Officer. To enter into such agreements with the occupying tenant agency may result in unrecoverable costs for the Lessor.

2. The Government hereby issues a Notice To Proceed (NTP) in the amount of \$91,287.40.

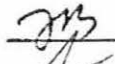

3. The Lessor shall prepare and provide to the Government, for the Government's approval, a Construction Document detailing the renovation for the space located at 10 Glenlake Parkway N.E., Dunwoody, GA. The Construction Documents for the purposes of this lease, are defined as fully-dimensioned and other documents (i.e. specifications, schedules, reports, estimates) which shall reflect requirements that are substantially the same as that specified by the Government's Scope of Work (Lease Agreement) as well as the cost estimate attached to this Lease Amendment #1(LA) or requested in writing by the Contracting Officer. The Exhibit "A" consists of the Lease and the contractor's price proposals adding up to \$91,287.40 the lump-sum amount.

4. The Lessor shall proceed with due diligence to provide all labor and materials necessary to prepare the Construction Documents as indicated in the attached Scope of Work labeled Exhibit "A" within 180 working days of execution of this Lease Amendment by the Government.

5. *Review.* The Government retains the right to review, approve, and request modifications (if necessary) to the Lessor's Construction Document drawings. The Government's review and approval of the drawings is limited as to the drawings' conformance to the specific requirements of the SOW and the agency's needs as they apply to the specific leased space. The Government shall perform all reviews of construction drawings within 10 working days of receipt of such from Lessor. Should the Government require that modifications be made to the Lessor's Construction Document before approval can be granted, the Government shall state as such in writing to the Lessor, and the Lessor shall have 10 working days to cure all noted defects before returning the Construction Document to the Government for a subsequent review..

6. *LUMP SUM Payment.* The Lessor will be paid a lump sum payment in the amount of \$91,287.40 after completion, approval, and acceptance by the [REDACTED] / GSA.

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 this agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

 Lessor
 Gov't