

LEASE AMENDMENT

LEASE AMENDMENT NO. 1	TO LEASE NO. GS-04B-62175	DATE 9/4/2012	PAGE 1 of 2
ADDRESS OF PREMISES 24467 AL Highway 55, SE, Andalusia, AL 36420-3154			

THIS AGREEMENT, made and entered into this date by and between Edwin McIntyre Co., Inc.

whose address is 123 McIntyre Street, Suite 1, Evergreen, AL 36401-3028

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to further clarify the tenant improvements component of the Lease's annual rent.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective May 6, 2012, as follows:

- Paragraph 1.03 RENT AND OTHER CONSIDERATION-SUCCEEDING (APR 2011) of the Lease is hereby deleted in its entirety and replaced with:

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

	MAY 6, 2012 – MAY 5, 2017		MAY 6, 2017 – MAY 5, 2022	
	ANNUAL RENT	ANNUAL RATE / RSF	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	\$98,832.51	\$13.68	\$98,832.51	\$13.68
TENANT IMPROVEMENTS RENTAL RATE*	*	*	N/A	N/A
OPERATING COSTS	\$49,186.74	\$ 6.81	\$49,186.74	\$6.81
BUILDING SPECIFIC SECURITY COSTS	N/A	N/A	N/A	N/A
FULL SERVICE RATE	\$148,019.25	\$20.49	\$148,019.25	\$20.49

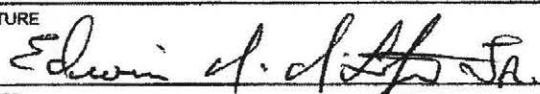
*The Tenant Improvements Allowance of \$224,020.15 or the actual cost of tenant improvements, whichever is less, will be amortized at a rate of Six (6%) percent per annum for a period not to exceed Five (5) years. Please see Section 7.02 for additional details regarding the Annual Rent and the commencement of the Government's obligation to pay the Tenant Improvements Rental Rate.

B. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.


C. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.

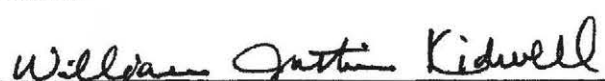
IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

Edwin McIntyre Co. Inc.

SIGNATURE 	NAME OF SIGNER Edwin McIntyre
ADDRESS 123 McIntyre Street, Suite 1, Evergreen, AL 36401-3022	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER MARK ALDRICH
ADDRESS 1787 Rosewood Lane Andalusia, AL 36421	
UNITED STATES OF AMERICA	

SIGNATURE 	NAME OF SIGNER William Justin Kidwell
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer

D. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in Paragraph 1.01, "The Premises," created herein.
2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses.
3. Performance or satisfaction of all other obligations set forth in this Lease.
4. All services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

2. Paragraph 7.02 RENT AND OTHER CONSIDERATION-SUCCEEDING (APR 2011) of the Lease is hereby deleted in its entirety and replaced with:

The shell rent and operating expense rent will commence May 6, 2012. The tenant improvement work contemplated herein will not commence until a notice to proceed is issued by GSA. Upon completion of the tenant improvement work and acceptance by GSA, the amortization of actual tenant improvement expenditures will be calculated over the remaining months of the firm term to determine the actual tenant improvements rental rate specified in Section 1.03 of the Lease. The tenant improvements rental rate will commence after the acceptance of the tenant improvements by GSA and be documented via an amendment between Edwin McIntyre, Co Inc. and the Government.

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 above date.

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LESSOR: Ealy GOVERNMENT: W9M