

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDING SERVICES
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL
AGREEMENT
NO. 7

DATE

9/5/12

TO LEASE NO. **GS-04B- 61096**

THIS AGREEMENT, made and entered into this date by and between JST Properties, LLC

whose address is 6922 Jamesson Way
Midland, GA 31820-3639

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective as of the date above, as follows:

Paragraph 3 is amended as follows to start the amount of full rent effective September 1, 2012: The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE per RSF¹</u>	<u>RATE per ABOASF²</u>	<u>MONTHLY RATE</u>
5/1/12 - 8/31/12	\$163,670.85	\$15.61	\$16.84	\$13,639.24
9/1/12 - 4/30/17	\$309,040.72	\$29.45	\$31.79	\$25,753.39
5/1/17 - 4/30/22	\$230,890.00	\$22.00	\$23.75	\$19,240.83

SLA3 was originated to remove the Tenant Improvements from the total lease rate until T/I is complete and accepted by the Government. The annual cost of T/I is \$70,505.72 annually for 5 years. The T/I has been adjusted to be reimbursed in 56 months or \$74,666.69 p/a due to the T/I not starting for the first 4 months of the lease; therefore the rate would be at a rate of \$7.11 rounded per RSF (\$7.68 per ABOASF) based on a total of T/I of \$293,234.96 at 7.5% amortization rate. The RSF rate of \$29.05 PRSF established in the lease in SLA2 is adjusted for the additional T/I to \$29.45 PRSF. Therefore, for years 1-5 shell is \$163,874.03 (\$15.61 PRSF); Operating costs are \$70,500.00 (\$6.72 PRSF) and T/I is established for the 56 months as \$74,666.69 per annum (\$7.11 PRSF). For years 6-10, the shell rate is \$160,390.00 (\$15.28 PRSF) and the operating costs are \$70,500.00 (\$6.72 PRSF). There is no charge for parking.

All other terms and conditions of the lease shall remain in force and effect.

//////////////////////////////////// End of SLA7 //////////////////////////////////////

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR:

BY [Signature]
JST Properties, LLC (Signature)

Owner
(Title)

IN THE PRESENCE OF

[Signature]
(Signature)

6922 Jamesson Way Midland, GA
(Address)

UNITED STATES OF AMERICA

BY [Signature]
PAMELA MURPHY (Signature)

Contracting Officer
General Services Administration
(Official Title)