

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1 TO LEASE NO. GS-04P-LFL60249
ADDRESS OF PREMISES 2027 S. Parsons Ave, Seffner, FL 33584-5207	PDN Number:

THIS AMENDMENT is made and entered into between **Rooker Properties, LLC**

whose address is: **445 Bishop St. Ste 200 Atlanta, GA 30318 – 4303**

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 remove Lease Section 3.52 requiring LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN for commercial interiors (LEED-CI) and establish that Tenant Improvement Allowance (TI) to be amortized will now have a credit allowance for any cost associated with LEED-CI.

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, effective **June 13, 2016** as follows:

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: JOHN ROOKER
Title: MANAGER
Entity Name: **Rooker Properties, LLC**
Date: 6/10/16

FOR THE GOVERNMENT:

Signature: _____
Name: **Glynda Grieve**
Title: **Lease Contracting Officer,
General Services Administration,
Public Buildings Service,**
Date: 10/13/2016

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: John W. Braswell
Title: Senior Vice President
Date: 6/10/16

1) Paragraph 3.52 is hereby deleted in its entirety:

3.52 LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN FOR COMMERCIAL INTERIORS (LEED-CI) (SEP 2013)

A. The tenant Space must meet the requirements of LEED®-CI (Leadership in Energy and Environmental Design for Commercial Interiors) at the Certified level, including, at a minimum, all credits (or their equivalent) that were identified in the RLP in the paragraph titled "Additional Submittals." The Lessor, at the Lessor's expense, shall obtain certification from the [REDACTED] within 9 months of project occupancy. For requirements to achieve certification, Lessor must refer to latest version at the time of submittal of the LEED®-CI Reference Guide at [HTTP://WWW. \[REDACTED\].ORG](http://www.usgbc.org). At completion of LEED® documentation and receipt of final certification, the Lessor must provide the Government two electronic copies on compact disks of all documentation submitted to [REDACTED]. Acceptable file format is Adobe PDF copied to disk from the LEED®-Online workspace and templates. In addition, the Lessor will provide the Government viewing access to the LEED®-Online workspace during design and through the term of the Lease.

B. Prior to the end of the first 9 months of occupancy, if the Lessor fails to achieve LEED® certification, the Government may assist the Lessor in implementing a corrective action program to achieve LEED® certification and deduct its costs (including administrative costs) from the rent.

C. Any Building shell modifications necessary for the Space to meet the requirements of LEED®-CI (Leadership in Energy and Environmental Design for Commercial Interiors) certification by the [REDACTED] shall be noted and incorporated into the construction documents and shall be included as part of the Building shell costs. The Lessor must coordinate any such requirements to meet LEED®-CI Certified level for the TI's with the Building shell.

2) . The Government and the Lessor have agreed that the total costs of **\$18,560.00** associated with the LEED CI costs that were included in the shell cost will be applied as a credit to the Tenant Improvement allowance.

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

INITIALS:


LESSOR

&


GOV'T