

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04B-50069
ADDRESS OF PREMISES  Medlock Oaks 3100 Medlock Bridge Road Norcross, Georgia 30071-1439	PDN Number:

THIS AMENDMENT is made and entered into between **Business Park Investors Group Owner, LLC**

whose address is: **101 Marietta Street, Suite 3110, Atlanta, Georgia 30303**

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

**WHEREAS**, the parties hereto desire to amend the above Lease contract to issue a notice to proceed with the Tenant Improvements.

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 May 7, 2013 as follows:

- I. The Government hereby accepts the Lessor's proposal to provide all labor and materials necessary to install and maintain the improvements incorporated into the lease as Exhibit A, 1 page and issues a Notice to Proceed for Tenant Improvements not to exceed the amount of \$43,681.36.
- II. Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent Lease Amendment.
- III. By acceptance of this Lease Amendment, the Lessor further substantiates that no further costs associated with the building shell items have been knowingly included in the tenant improvement pricing. If there are additional change orders to the original construction cost, they will also be incorporated by Lease Amendment and a notice to proceed will be issued.
- IV. The Lessor waives all restoration rights.

This Lease Amendment contains 2 pages (including Exhibit A)

of the lease shall remain in force and effect.  
The parties subscribed their names as of the below date.

FOR THE

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
GSA: Public Buildings Service  
Date: 6/13/2013

\_\_\_\_\_  
AGENT  
BUSINESS PARK INVESTORS GROUP OWNER  
Date: 05/07/2013

WITNESSE

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: LEASING ADMINISTRATOR  
Date: 05/07/2013