

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT</b>	LEASE AMENDMENT No. 3
ADDRESS OF PREMISES One Arsenal Place 901 Front Street Columbus, Georgia 31901-2722	TO LEASE NO. GS-04B-60052
	PDN Number:

**THIS AMENDMENT** is made and entered into between **FOUNDATION PROPERTIES, INC.**

whose address is: 4225 University Ave.  
Columbus, Georgia 31907-5679

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 accept the Tenant Improvements made to the Premises; and, to establish the final rent table.

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 March 23, 2015.

1. Paragraph 1.03 RENT AND OTHER CONSIDERATIONS (SEP 2013) SECTION A is deleted in its entirety and replaced with the following:

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

	09/28/2014-09/27/2019	09/28/2019- 09/27/2024
	FIRM TERM	NON-FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$182,019.00	\$189,362.00
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$12,607.73	\$0.00
OPERATING COSTS <sup>3</sup>	\$58,460.00	\$58,460.00
PARKING	\$0.00	\$0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$253,086.73</b>	<b>\$247,822.00</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$12.16 (rounded) per RSF multiplied by 14,973 RSF

(Non Firm Term) \$12.65 (rounded) per RSF multiplied by 14,973 RSF

<sup>2</sup>The Tenant Improvement Expenses of \$56,701.00 are amortized at a rate of 4.25 percent per annum over 5 years.

<sup>3</sup>Operating Costs rent calculation: \$3.90 (rounded) per RSF multiplied by 14,973 RSF

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: \_\_\_\_\_

Title: EXECUTIVE DIRECTOR

Entity Name: FOUNDATION PROPERTIES, INC.

Date: 4/20/15

FOR THE GOVERNMENT:

Signature: \_\_\_\_\_

Name: Jaskamal Tucker

Title: Lease Contracting Officer

GSA, Public Buildings Service,

Date: 5/4/15

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: Agre

Date: \_\_\_\_\_

Prior to reconciliation, the Government overpaid the Tenant Improvement rent from September 28, 2014 through March 31, 2015; therefore, the Government will withhold a total of \$40,594.28 in rent over a period of 3-1/2 months. The first two months will include a rent withhold in the amount of \$15,168.25 each and the third month will include a rent withhold in the amount of \$10,257.78.

INITIALS: JDA & AF  
LESSOR GOV'T