

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1 TO LEASE NO. GS-04P-LGA60605
	ADDRESS OF PREMISES 3568 Covington Highway Decatur, GA 30032-2646

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

whose address is: 445 Bishop Street, Suite 200  
Atlanta, GA 30318

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

**WHEREAS**, the parties hereto desire to amend the above Lease, effective March 21, 2016; and,

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended upon the Government's execution of this Lease Amendment (LA) to issue Notice to Proceed (NTP) for the construction of Tenant Improvements outlined in the bid dated March 2, 2016 for the [REDACTED] at 3568 Covington Highway, Decatur, GA 30032-2646 (Bid Summary on Page 2).

- I. This Notice to Proceed is issued for the NOT-TO-EXCEED amount of \$535,117.45 which will be amortized at a rate of four percent (4%) over the ten-year firm term of the Lease in accordance with Paragraph 1.03 of the Lease.
- II. In accordance with Lease Paragraphs 1.03.C and 1.09, the final amount of Tenant Improvement Rent will be determined once the Tenant Improvements are complete and accepted by the Government as evidenced by a fully executed Lease Amendment. The fully executed Lease Amendment confirming acceptance of the Tenant Improvements will contain the final rent table and commission credit.
- III. By acceptance of this LA, 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.

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: [REDACTED]  
 Name: Murray Keavis  
 Title: CEO  
 Entity Name: RP Decatur LLC  
 Date: 4-6-16

**FOR THE GOVERNMENT:**

Signature: [REDACTED]  
 Name: Johnetta Regal  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 4-12-16

**WITNESSED FOR THE LESSOR BY:**

Signature: [REDACTED]  
 Name: Philip Perry  
 Title: VP  
 Date: 4/6/16