

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-04B-61944
ADDRESS OF PREMISES 5255 Snapfinger Park Drive, Suite 160 Decatur, GA 30035-4083	PDN Number:

THIS AMENDMENT, made and entered into this date by and between **Snapfinger Tech Associates, LP**

whose address is **3390 Peachtree Road NE
Suite 1200
Atlanta, GA 30326**

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 as indicated below:

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **February 27, 2013**, to issue a notice to proceed for certain modifications to the original scope of work described in the attachments to this Lease Amendment No. 3. These modifications, reflected in Tenant Improvement Bid Summary – GSA, Revised February 22, 2013 (including Project Management fees), are Not to Exceed in total **\$464,998.37**.

A. The Tenant Improvement Costs as defined on 12.04.2012 =	\$560,044.28
The Tenant Improvement Costs as revised on 02.22.2013 =	\$476,442.22 **
Total TI Adjustment =	(\$83,602.06)
 The TI Allowance per the SFO =	 \$518,975.10
 Total TI under cost per the Revised Tenant Improvement Scope of Work =	 (\$42,532.88)
 Total Savings Alternates proposed by [REDACTED] (Items #19 through 24) =	 (\$11,443.85)**
TOTAL TI Under SFO TI Allowance including IRS Accepted Alternates =	(\$53,976.73)
* \$11,443.85 to be deducted from TOTAL TI Cost	

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: [REDACTED]
Title: General Partner
Entity Name: Snapfinger Tech Associates, LP
Date: 3/4/2013

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: [REDACTED]
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 03/05/13

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: Bose
Title: Asset Manager
Date: 3/4/2013

B. Tenant Improvement Bid Summary (Exhibit "A"), Items #10, and #18 through #24 [REDACTED] Comments/Proposed Alternates Including Fees as potential deductions are to be accounted for as follows:

1. Under Tenant Improvement Bid Summary (Exhibit "A"), Item #10 from [REDACTED] Comments, Lessor is authorized to proceed with installation of the original, higher acoustic quality, NRC Ceiling Tile specification at the cost of [REDACTED]
2. Under the Tenant Improvement Bid Summary (Exhibit "B"), Item #18 from [REDACTED] Comments, Lessor is to proceed with the installation of J-Hooks in the ceiling, accessible at the cable tray level for a cost of [REDACTED]
3. Balance of Proposed Alternate Deductions (Items #19 – #24) in the amount of \$11,443.85 to be deducted from the Total TI Cost of \$476,442.22.

C. SFO Paragraph 8.9, Sub-paragraph B.1 – Zone Control, is hereby deleted.

Attachments: Exhibit "A" – Tenant Improvement Bid Summary-GSA, Revised 02.22.13
Exhibit "B" – Decatur [REDACTED] Contract Documents List, Updated 02.12.13
Exhibit "C" – Decatur [REDACTED] Project Schedule, Revised 02.20.13

Finalized costs for the above items will adjust the Tenant Improvement Allowance and shall be amortized in the associated rental rates. A future Supplement Lease Agreement shall be issued to make such adjustments.

INITIALS: RC & _____
LESSOR GOVT