

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4 TO LEASE NO. GS-04B-62029
ADDRESS OF PREMISES 1522 WEST 3 rd AVENUE ALBANY, GA 31707 – 3649	PDN Number RWA NO: <u>N1589106</u> PS Number: <u>PS00367750</u>

THIS AMENDMENT is made and entered into between MHT, LLC

whose address is: 1725 DOW STREET
VALDOSTA, GA 31601

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 and Security System as described below.

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 November 3, 2016 as follows:

1. The Government hereby accepts the Lessor's proposal to provide all labor and materials necessary to install and maintain the Security System incorporated into the lease as Exhibit A dated May 17, 2016 and issues a Notice to Proceed for additional security requirement as described NOT TO EXCEED the amount of \$44,353.75.
2. At the request of the Government, the Lessor shall furnish all labor, materials, equipment, design, professional fees, permit fees, inspections fees, utilities, construction cost and services and all other similar cost and expenses associated with the alterations to the space as stated in proposal letter from the Lessor dated May 17, 2016; the 17 page Scope of Work titled Electronic Security System – Statement of Work; and the 1 page OPSS Design Model.
3. The Lessor will be paid a lump sum payment in the amount of \$44,353.75 after completion of the work and acceptance by the Government. Payment will be due for items which are (a) stated in this Lease Amendment, and (b) stated and depicted in the attached Scope of Work, or (c) specifically requested in writing by the GSA Contracting Officer. Title to items for which the Government makes a lump sum payment shall vest in the Government. These items can be removed by the Government at any time. The Lessor waives any restoration in connection with these


SEE PAGE 2

This Lease Amendment contains 21 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.

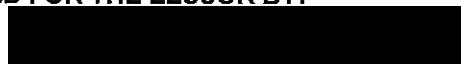
FOR THE LESSOR:

Signature: 
 Name: RUSTI TRAYCISA
 Title: MANAGING MEMBER
 Entity Name: MHT LLC
 Date: 11/9/16

FOR THE GOVERNMENT:

Signature: 
 Name: Diana D. Reid
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 11/14/16

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Richard Martin
 Title: Member - Partner
 Date: 11-9-16

items. Unless the Government has removed the items from the premises, the Lessor shall remain responsible for maintenance, repair and replacement of all items provided by the Lessor under this lease. If after the lease term and any extended, renewal or succeeding lease term, the Government elects to abandon any items in place, title shall pass to the Lessor.

4. The occupying tenant agency does not have the contractual authority to enter into any agreements with the Lessor or the Lessor's representatives for improvements, changes or modifications of this lease agreement unless, approved by a GSA Contracting Officer. To enter into such agreements with the occupying tenant agency may result in unrecoverable costs for the Lessor
5. 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.
6. Invoice instructions:

The preferred way to submit an invoice to GSA for payment is electronically via the Internet. Please register as a vendor initially and receive a password at www.finance.gsa.gov/vendors and follow the directions for invoice submittal. If you have any difficulty, please contact the Contracting Officer.

A proper invoice must include:

An invoice number provided by the Contracting Officer. Please include this number: PS0036750


Name of your Business Concern and Invoice Date

Lease Contract No., Lease Amendment No. 4, and Building Location

Description and Price of items in conformance with this Lease Amendment.

If the invoice is not submitted on company letterhead, it must be signed by the person(s) with whom the lease contract is made.

All other terms and conditions remain in full force and effect.

INITIALS:  LESSOR

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GOV'T