

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04B-62173
ADDRESS OF PREMISES 303 Isabella Street Waycross, Georgia 31501-3600	PDN Number:

THIS AMENDMENT is made and entered into between **Jack Lott**

whose address is: [REDACTED]

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

WHEREAS, the parties hereto desire to amend the above Lease

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 July 12, 2013 as follows:

1. This Lease Amendment establishes a) Beneficial occupancy date and b) Delete and replaces any pertinent sections related to the rental consideration date.
2. The following is hereby inserted into the Lease:

"TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on July 1, 2013 through June 30, 2023, subject to termination rights as may be hereinafter set forth. Space will be accepted upon Lessor's provision of substantial completion of space, a certificate of occupancy, and acceptance by the Government."

*****This space is left intentionally blank.*****

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:

[REDACTED SIGNATURE]

Entity Name: _____
Date: 7/12/13

FOR THE

[REDACTED SIGNATURE]

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 7-30-13

WITNESSED FOR THE LESSOR BY:

[REDACTED SIGNATURE]

Title: _____
Date: 7/12/13

3. **Paragraph 1.03A (Rent and Other Considerations)** of the GSA Form L201C (10/12) of the Lease is hereby deleted in its entirety and the following is inserted in lieu thereof:

RSF 13,952
 ABOA 12,505

	Firm Term (7/1/13 - 6/30/18)		Non Firm Term 7/1/18 - 6/30/23)	
	Annual Rent	Rate per ABOA	Annual Rent	Rate per ABOA
Shell	\$140,217.60	\$11.21	\$172,446.72	\$13.79
Operating	\$74,224.64	\$5.94	\$74,224.64	\$5.94
TI*	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$214,442.24	\$17.15	\$246,671.36	\$17.15

*Total TI amount expended shall be determined upon completion of tenant improvements.

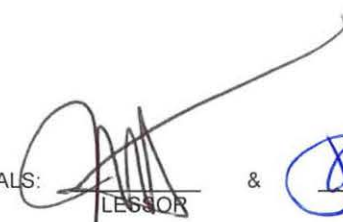

RSF 12,358
 ABOA 11,069

Block A	Firm Term (7/1/13 - 6/30/18)		Non Firm Term 7/1/18 - 6/30/23)	
	Annual Rent	Rate per ABOA	Annual Rent	Rate per ABOA
Shell	\$124,115.84	\$11.21	\$152,643.96	\$13.79
Operating	\$65,701.12	\$5.94	\$65,701.12	\$5.94
TI*	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$189,816.97	\$17.15	\$218,345.08	\$17.15

RSF 1,594
 ABOA 1,436

Block B	Firm Term (7/1/13 - 6/30/18)		Non Firm Term 7/1/18 - 6/30/23)	
	Annual Rent	Rate per ABOA	Annual Rent	Rate per ABOA
Shell	\$16,101.76	\$11.21	\$19,802.76	\$13.79
Operating	\$8,523.52	\$5.94	\$8,523.52	\$5.94
TI*	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$24,625.27	\$17.15	\$28,326.28	\$17.15

4. The amortization of tenant improvement (TI) will be memorialized in a lease agreement once build out of said space has been completed and accepted by the Government.

INITIALS:  LESSOR &  GOVT