

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-04B- 62185
LEASE AMENDMENT	
ADDRESS OF PREMISES 246 Bullsboro, Road, Newnan, GA 30263-3166	PDN Number:

THIS AMENDMENT is made and entered into between MHT, LLC

whose address is: 1725 Dow Street, Valdosta, GA 31601-5166

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, effective November 1, 2013 as follows:

This Supplemental Lease amends the lease term.

Paragraph 1.03A is modified as follows:

	FIRM TERM – 10 YRS 11/1/13 - 10/31/23	N/A
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$97,319.33	\$XXX,XXX.XX
TENANT IMPROVEMENTS RENT ²	\$ 23,816.17	\$0.00
OPERATING COSTS ³	\$ 36,875.25	\$ XXX,XXX.XX
BUILDING SPECIFIC SECURITY ⁴	\$ INCLUDED IN T/I	\$ XXX,XXX.XX
PARKING ⁵	\$ ZERO	\$ XXX,XXX.XX
TOTAL ANNUAL RENT	\$158,010.75	\$XXX,XXX.XX

¹Shell rent (Firm Term) calculation: \$16.02 per RSF multiplied by 6,075 RSF

²The Tenant Improvement Allowance of \$196,027.27 is amortized at a rate of 4 percent per annum over 10 years.

³Operating Costs rent calculation: \$6.07 per RSF multiplied by 6,075 RSF

⁴Building Specific Security Costs of \$N/A are amortized at a rate of N/A percent per annum over N/A years – Included in T/I

⁵Parking costs described under sub-paragraph G below

////////////////////////////////////End of LA2////////////////////////////////////

This Lease Amendment contains 1 page.

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: Owner
 Entity Name: MHT, LLC
 Date: 12/16/13

FOR THE GOVERNMENT:

Signature: _____
 Name: _____
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 1/9/14

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: _____
 Title: _____
 Date: 12/16/13