


GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04B-62409
LEASE AMENDMENT	
ADDRESS OF PREMISES 433 & 455 Cherry Street Macon, GA 31201-3320	PDN Number:

THIS AMENDMENT is made and entered into between Robinson Investment Holdings, LLC LLLP ^{AKA} 

whose address is: 990 Riverside Drive, Macon, GA 31201-7919

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended upon the Government's execution of this Supplemental Lease Agreement (SLA) to establish beneficial occupancy. The Government hereby accepts the space and all the Tenant Improvements (T/I) in their entirety as of August 27, 2013. The final rental amounts are established and payable in accordance with the rent table below for the entire term of the Lease unless otherwise modified by a subsequent lease amendment in the future.

The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

	8/27/13 – 8/26/18		8/27/18 – 8/26/23		8/27/23 – 8/26/28	
	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF	ANNUAL RENT	ANNUAL RATE/RSF
SHELL RENT	\$414,578.45	\$12.65 ²	\$430,802.91	\$13.15 ²	\$470,292.55	\$14.35 ²
TENANT IMPROVEMENTS RENT ¹	\$39,960.99	\$1.22 ²	\$39,960.99	\$1.22 ²	\$0.00	\$0.00
OPERATING COSTS	\$201,553.95	\$6.15 ²	\$201,553.95	\$6.15 ²	\$201,553.95	\$6.15 ²
TOTAL ANNUAL RENT	\$656,093.39	\$20.02²	\$672,479.89	\$20.52²	\$671,846.50	\$20.50²


¹THE TENANT IMPROVEMENTS OF \$299,952 ARE AMORTIZED AT A RATE OF 6 PERCENT PER ANNUM OVER 10 YEARS.

²RATES MAY BE ROUNDED.


The initial TI amortization of \$296,414 has been increased to \$299,952 due to a change order of \$3,538, which added 7' to the length of the

This Lease Amendment contains 2 pages.

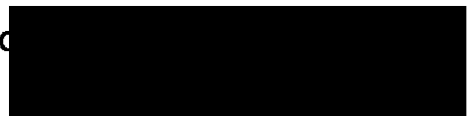
All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR 

Signature: _____
Name: _____
Title: _____
Entity Name: Robinson Investment Holdings, LLC
Date: 8-6-13

FOR THE GOVERNMENT 

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 8/19/13

WITNESSED FOR 

Signature: _____
Name: _____
Title: Broker - Agent
Date: 8-6-13

break room cabinets.

Paragraph 1.04 of the Lease is hereby deleted in its entirety and replaced with:

1.04 BROKER COMMISSION AND COMMISSION CREDIT (SEPT 2011)

A. **Studley, Inc.** ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission, will be payable to Studley, Inc with the remaining [REDACTED] which is the "Commission Credit", to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$54,674.45 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.

Month 2 Rental Payment \$54,674.45 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.

Month 3 Rental Payment \$54,674.45 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3rd Month's Rent.

Month 4 Rental Payment \$54,674.45 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 4th Month's Rent.

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INITIALS: _____
LESSOR

& 
GOV'T