

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LGA62674
ADDRESS OF PREMISES 12 SAM MCGHEE BLVD. STE. 201 Jasper, Ga. 30143-7721	PDN Number: N/A

THIS AMENDMENT is made and entered into between **AFTK, LLC**

whose address is: P.O. Box 308
Ball Ground, GA. 30107-0308

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

WHEREAS, the parties hereto desire to amend the above Lease as indicated 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 **April 1, 2015**, as follows to incorporate the following:

1. **GSA Form L201A -- "ANNUAL RENT"**—

The following noted section has been deleted and replaced in its entirety with the following:

	YEARS 1 - 5 (FIRM) 11/1/2014-10/31/2019	YEARS 6 - 10 (NON- FIRM) 11/1/2019-10/31/2024
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$25,500.00	\$25,500.00
TENANT IMPROVEMENTS RENT ²	\$ 0.00	\$ 0.00
OPERATING COSTS ³	\$ 13,500.00	\$ 13,500.00
TOTAL ANNUAL RENT	\$39,000.00	\$39,000.00

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: member
Entity Name: AFTK LLC
Date: 4/28/15

FOR THE GOV

Signature: _____
Name: J. K. ...
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 5/14/15

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: SHVLE GRIBS
Title: RES
Date: 4/28/15

This Lease Amendment contains 2 pages.

*Shell rent calculation: (Firm Term) \$17.00 per RSF multiplied by 1,500 RSF; (Non Firm Term) \$17.00 per RSF multiplied by 1,500 RSF

*The Tenant Improvement Allowance of \$0 is amortized at a rate of 0 percent per annum over 0 years.

*Operating Costs rent calculation: \$9.00 per RSF multiplied by 1,500 RSF.

*Building Specific Amortized Capital (BSAC) of \$0 are amortized at a rate of 0 percent per annum over 0 years

*Parking costs are for 1 reserved parking space reflected at a rate of \$0 per reserved space per month.

2. GSA Form L201A -- SECTION 1.09—"OPERATING COST BASE (SEP 2013)"

The following noted section has been deleted and replaced in its entirety with the following:

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be \$9.00 per RSF (\$13,500/annum). The Base Cost of Services (BSC) anniversary will be effective, 11/1/2014.

3. Operating rent is not subject to any further adjustments, except for future annual escalations of CPI, beginning November 1, 2014, through end of Lease.

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INITIALS:  & 
LESSOR & GOVT