

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u>A 5</u>
	TO LEASE NO. GS-04B-62143
LEASE AMENDMENT	
ADDRESS OF PREMISES 4717 26TH AVENUE, MERIDIAN, MS 39305-2636	PDN Number: <u>N/A</u>

THIS AMENDMENT is made and entered into between ROOKER PROPERTIES, LLC whose address is: 4920 North Royal Atlanta Drive, Tucker, GA 30084-3031 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 Lease Agreement (LA) to start rent, clarify address as 4717 26th Avenue in lieu of 4715 26th Avenue and clarify the lease no. as GS-04B-62143 in lieu of LMS62143.

Paragraph 2 is deleted in its entirety and replaced as follows:

TO HAVE AND TO HOLD the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of 15 years, 10 years firm effective September 10, 2014 through September 9, 2024 and a period of 5 years non-firm effective September 10, 2024 through September 9, 2029 which is cancellable by Government upon 90 days prior written notice.

The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

Term	Annual Rent	Shell	Operating	TI Amortization	Monthly Rent
September 10, 2014 - September 9, 2024	\$246,069.27 \$25.12 PRSF*	\$159,185.00 \$16.25 PRSF*	\$41,513.80 \$4.24 PRSF*	\$45,370.47 \$4.63 PRSF*	\$20,505.77
September 10, 2024 - September 9, 2029	\$216,747.70 \$22.13 PRSF*	\$175,233.90 \$17.89 PRSF*	\$41,513.80 \$4.24 PRSF*	\$0 \$0 PRSF*	\$18,062.31

\*PRSF numbers in table above are rounded.

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: MANAGER  
 Entity Name: ROOKER PROPERTIES, LLC  
 Date: 10/1/14

FOR THE GOVERNMENT  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 GSA, Public Buildings Service  
 Date: 10-1-2014

WITNESSED FOR THE LESSOR BY:  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: 10/1/14