

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1	DATE May 27 2015
	TO LEASE NO. GS-04P-LGA60089	
ADDRESS OF PREMISES Peachtree II & III, LLC, dba Continental Property Group 4855 Peachtree Industrial Blvd. Ste. 225 Norcross, GA 30092-5802 GSA Building # GA	PDN Number: RWA NO: N1283813 PS NO: 0032061	

THIS AGREEMENT, made and entered into this date by and between **Peachtree II & III, LLC, dba Continental Property Group** whose address is **4855 Peachtree Industrial Blvd., STE 225, Norcross, GA 30092-5802**, hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereafter called the Government:

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 06/01/2015 and the Notice to Proceed is issued for the NOT TO EXCEED amount of **\$37,002.00** accordance with the specifications detailed in **Scope of Work dated May 27, 2015**, attached hereto and made a part hereof. Please be advised that any work that is done that exceeds the cost specified above will be the financial responsibility of the Lessor.

- A. Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment."
- B. At the request of the Government, the Lessor shall furnish all labor, materials, equipment, design, professional fees, permit fees, inspections fees, utilities, construction cost and services and all other similar cost and expenses associated with the alterations to the space as stated in Scope of Work dated May 27, 2015. All work must be completed within 30 days from issuance of this Notice to Proceed. The Government understands there will be a lead time of 6 to 8 weeks associated with the replacement carpeting for this project. The Government requires the Lessor to notify the GSA Property Manager when the new carpeting is delivered. The final agreed-upon project completion date will be 30 days after delivery of the new carpeting, with GSA and Lessor agreeing upon said delivery and completion dates, respectively.
- C. Lessor will be paid a lump sum payment in the amount of **\$37,002.00** after completion of the work and acceptance by the Government. Payment will be due only for items which are (a) stated in this Lease Amendment, and (b) stated and depicted in Scope of Work dated Feb 06, 2015, or (c) specifically requested in writing by the GSA Contracting Officer. Title to items for which the Government makes a lump sum payment shall vest in the Government. These items can be removed by the Government at any time. Lessor waives any restoration in connection with these items.

This Lease Amendment contains three (3) pages, including the Scope of Work, Drawing, and Appendix B dated May 27, 2015.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: _____
Name: _____
Title: _____
Entity Name: Peachtree II & III LLC dba Continental Property Group
Date: 6/29/15

FOR THE GOVERNMENT:

Signature: _____
Name: Jaskama
Title: Lease C
GSA, Public Buildings Service,
Date: 7/6/15

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: Senior Real Estate Manager
Date: 6/29/15