

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-04P-60342
ADDRESS OF PREMISES 114 12 th Street, W Tifton, GA 31794-6975	PDN Number:

THIS AMENDMENT is made and entered into between Crawford Little

whose address is: [REDACTED]

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

WHEREAS, the parties hereto desire to amend the above Lease contract to issue a notice to proceed with the Tenant Improvements.

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 upon execution by the Government, as follows:

Paragraph 1.03. A. of GSA Form L201B is hereby deleted entirely and replaced as follows:

1.03 RENT AND OTHER CONSIDERATION (SEP 2013)

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

	FIRM TERM	NON FIRM TERM
	04/06/15 – 04/05/20	04/06/20 – 04/05/25
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$25,200.00	\$26,460.00
TENANT IMPROVEMENTS RENT ²	\$ 0.00	\$0.00
OPERATING COSTS ³	\$ 9,975.00	\$ 9,975.00
BUILDING SPECIFIC AMORTIZED CAPITAL(BSAC) ⁴	\$ 0.00	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$35,175.00	\$36,435.00

This Lease Amendment contains 2 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 [REDACTED]
 Signature: [REDACTED]
 Name: [REDACTED]
 Title: [REDACTED]
 Entity Name: N/A
 Date: 4-8-15

FOR THE G [REDACTED]
 Signature: [REDACTED]
 Name: [Signature]
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: 4/8/2015

WITNESSE [REDACTED]
 Signature: [REDACTED]
 Name: [REDACTED]
 Title: BANK PRESIDENT
 Date: 4-8-15

¹Shell rent calculation:

(Firm Term) \$12.00 per RSF multiplied by 2,100 RSF

(Non Firm Term) \$12.60 per RSF multiplied by 2,100 RSF

²The Tenant Improvement Allowance of \$0.00 is amortized at a rate of X percent per annum over XX years.

³Operating Costs rent calculation: \$4.75 per RSF multiplied by 2,100 RSF

⁴Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of X percent per annum over XX years

⁵Parking costs described under sub-paragraph H below

In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term.

END OF DOCUMENT

INITIALS: CL & [Signature]
LESSOR GOVT