

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 3

TO LEASE NO. **GS-04B-61032**

ADDRESS OF PREMISES Barnett Building, Suite 202, 700 Gloucester Street, Brunswick, Glynn County, 31520-7078

THIS AGREEMENT, made and entered into this date by and between MS2, LLC

whose address is 550 Ocean Blvd., St. Simons Island, GA 31522-0000 (The mailing address for routine administrative purposes is MS2, LLC, P. O. Box 21158, St. Simons Island, GA 31522-0648)

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

WHEREAS, the parties hereto desire to amend the above Lease to establish beneficial occupancy and correct Lessor's address. Paragraphs 1, 2, and 3 are deleted in their entirety and the following substituted therefore:

The Lessor hereby leases to the Government the following described premises:

1. A total of 7,662 rentable square feet (RSF), consisting of 6,651 ANSI/BOMA Office Area Square Feet (ABOASF) of office and related space on the entire second floor of a three-story building located at the Barnett Building, Suite 202, 700 Gloucester Street, Brunswick, Glynn County, 31520-7078, and seventeen (17) on-site surface parking spaces with seven (7) spaces being fenced to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on July 10, 2012 through July 9, 2022.

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

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>RATE per RSF¹</u>	<u>RATE per ABOASF²</u>	<u>MONTHLY RATE</u>
07/10/12 -- 07/09/22	\$234,150.72	\$30.56	\$35.21	\$19,512.56

Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 above.

Note 2. The rate per ABOASF is determined by dividing the total annual rental by the ABOASF set forth in Paragraph 3.

Continued on page 2 of 2

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

FOR THE LESSOR:

Signature: [Signature]
Name: MS2, LLC
Title:
Entity Name: MS2, LLC
Date:

FOR THE GOVERNMENT:

Signature: [Signature]
Name:
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date:

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
Name: Darrell Chavis
Title: Contracting Officer
Date: 8/28/12

Lease Amendment Form 07/12

LEASE AMENDMENT

LEASE AMENDMENT NO. 3	TO LEASE NO. GS-04B- 61032	DATE	PAGE 2 of 2
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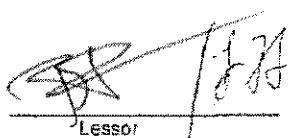
Lessor's address is changed from:
c/o Island Realty, Inc, 621 Ocean Boulevard
Saint Simons Island, GA 31522

To: 550 Ocean Blvd
St. Simons Island, GA 31522-0000

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous lease agreements, the terms and conditions of this Agreement shall control and govern.

***** End of LA 3 *****

Initials:


Lessor


Govt