

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 12
LEASE AMENDMENT	TO LEASE NO. GS-04B-62055
ADDRESS OF PREMISES Mayfair Professional Center 4700 Whitesburg Drive Huntsville, AL 35802-1685	PDN Number:

THIS AMENDMENT is made and entered into between Mayfair Professional Center, LLC

whose address is: 307 Franklin Street
Huntsville, AL 35801-4208

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective when signed by both parties, as follows:

- A. The Government hereby accepts the Lessor's proposal to provide all labor and materials necessary to furnish and install the Scope of Work outlined in Change Order #8 (PSC #8) identified as Exhibit "A" and provides Notice to Proceed in the amount of \$22,185.00. Lessor specifically reserves the right to submit increased Operating Costs associated with this Change Order within the time frames reserved at Paragraph 1(b) of SLA #2, and Lessor's execution of this LA does not waive Lessor's ability to seek and receive compensation for increased operating expenses associated with incorporation of this Change Order.

The total cost of the tenant improvements is \$1,657,642.00 [\$1,635,457.00 + \$22,185.00]. The Tenant Improvement Allowance (TIA) in the amount of \$544,368.26 at \$40.57 per ABOASF will be amortized over a period of 120 months at an interest rate of 7% at a rate of \$5.65 per ABOASF (\$4.85 per RSF). The overage in Tenant Improvements (TI) cost shall be reimbursed to the Lessor in a one-time lump sum payment not to exceed the amount of \$1,113,273.74 [\$1,657,642.00 - \$544,368.26]. The Lessor will be paid upon completion, inspection and acceptance of the Scope of Work by the Government.

- B. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$1,113,273.74, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

This Lease Amendment contains 2 pages.

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: Peter L. Lowe
Title: Manager
Entity Name: Mayfair Professional Center
Date: 9-27-13

FOR THE GOVERNMENT

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 9/30/13

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: Susan Strickland
Title: Admin. Asst
Date: 9-27-13