

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-60052
ADDRESS OF PREMISES One Arsenal Place 901 Front Street Columbus, Georgia 31901-2722	PDN Number:

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."

THIS AMENDMENT is made and entered into between

FOUNDATION PROPERTIES, INC.

whose address is: 4225 University Avenue  
Columbus, Georgia 31907-5679

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 in accordance with Lease Contract. LEASE TERM Paragraph and establish the release of Tenant Improvement (TI) Rent upon completion of the TIs.

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 September 4, 2014, to establish beneficial occupancy and lease term of Lease GS-04P-LGA60052. The LEASE TERM paragraphs and Paragraph 1.03 RENT AND OTHER CONSIDERATIONS (SEP 2013) are deleted in their entirety and the following substituted therefore:

A. LEASE TERM



The Lessor hereby leases to the Government a total of 14,973 rentable square feet of office and related space (13,020 ANSI/BOMA Office Area (ABOA) located at 901 Front Street, Columbus, GA 31901-2722 together with 4 on-site surface parking spaces.

This Lease Amendment contains 2 pages.

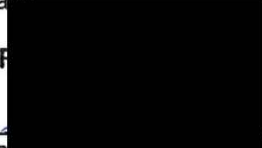

All other terms and conditions of the lease shall remain in force and effect.

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


FOR THE LESSOR:

Signature:   
Name:   
Title: EXECUTIVE DIRECTOR  
Entity Name: FOUNDATION PROPERTIES, INC.  
Date: 10/15/14

FOR THE GOVERNMENT:

Signature:   
Name: Jaska   
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 10/15/14

WITNESSED:

Signature:   
Name: LAWANDA HAYES  
Title: Executive Assistant  
Date: 10-15-14

To Have and To Hold the said Premises with their appurtenances for the term beginning on September 28, 2014 through September 27, 2024 for a period of

10 years, 5 years firm, with one [REDACTED] renewal option

The Government may terminate the lease at any time after September 27, 2019 by giving at least 90 days notice in writing to the Lessor and no rental shall accrue after the effective date.

B. Paragraph 1.03 RENT AND OTHER CONSIDERATIONS (SEP 2013) is amended as such:

The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates based on 14,973 RSF:

	FIRM TERM	NON-FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$182,019.00	\$189,362.00
*TENANT IMPROVEMENTS RENT <sup>2</sup>	*\$92,465.25	\$0.00
OPERATING COSTS <sup>3</sup>	\$58,460.00	\$58,460.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$0.00	\$0.00
PARKING <sup>5</sup>	\$0.00	\$0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$332,944.25</b>	<b>\$247,822.00</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$12.16 per RSF multiplied by 14,973 RSF

(Non Firm Term) \$12.65 per RSF multiplied by 14,973 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$415,845.78 is amortized at a rate of 4.25 percent per annum over 5 years.

<sup>3</sup>Operating Costs rent calculation: \$3.90 per RSF multiplied by 14,973 RSF

\*The Rental Rates stated in paragraph 1.03 of this Lease Amendment reflect the Government's full TI Allowance. Upon completion of the tenant improvements requested, the overall Tenant Improvements Rent shall be reconciled. The Government shall release the TI rent upon completion and acceptance of the TI work. Completion of the TI work must be completed no later than February 20, 2015.

Except as modified in this Amendment, 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 Amendment conflict with any terms and conditions of the Lease or any previous Supplemental Lease Agreements, the terms and conditions of this Amendment shall control and govern.

INITIALS: JTA  
LESSOR

&

[Signature]  
GOVT