

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
ADDRESS OF PREMISES One Arsenal Place 901 Front Street Columbus, Georgia 31901-2722	TO LEASE NO. GS-04B-60052
	PDN Number:

THIS AMENDMENT is made and entered into between FOUNDATION PROPERTIES, INC.

whose address is: 4225 University Ave.
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 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 November 6, 2014 as follows:

- I. The Government hereby accepts the Lessor's proposal to provide all labor and material necessary to complete the Agency Special Requirements incorporated into the lease as Exhibit D, and issues a Notice to Proceed for these Tenant Improvements not to exceed \$56,701.00 to be amortized in the rent over the firm term of this lease at an annual interest rate of 4.25 percent. Work may begin on November 10, 2014.
- II. Upon the completion of all the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent LA.
- III. The occupying tenant agency does not have the contractual authority to enter into any agreements with the Lessor or the Lessor's representatives for improvements, changes or modifications of this lease agreement unless, approved by a GSA Contracting Officer. To enter into such agreements with the occupying tenant agency may result in unrecoverable costs for the Lessor.
- IV. By acceptance of this LA, the Lessor further substantiates that no further costs associated with the building shell items have been knowingly included in the tenant improvement pricing. If there are additional change orders to the original construction cost, they will also be incorporated by Lease Amendment and a Notice to Proceed will be issued.
- V. The Lessor waives all restoration rights.

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: V.P. for Business & Finance
Entity Name: Columbus State University
Date: 11-11-14

FOR THE

Signature: _____
Name: Dion Reid
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 11/13/2014

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: Executive Assistant
Date: 11-11-14