

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1 TO LEASE NO. GS-04P-LGA60357
ADDRESS OF PREMISES 7263 NORTH LAKE DRIVE COLUMBUS, GEORGIA 31909-2767	PDN Number:

THIS AMENDMENT is made and entered into between MHT, LLC

whose address is: 1725 Dow Street, Valdosta, Georgia 31601

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 Paragraph 1.03(A) and establish the release of Tenant Improvement (TI) and Building Specific Amortized Capital (BSAC) rent upon completion of the buildout.

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 upon execution of this lease amendment to withhold the tenant improvement allowance until the issuance of the Notice to Proceed for Lease GS-04P-LGA60357.

1. TO HAVE AND TO HOLD the said premises with their appurtenances for the ten (10) years term, with five (5) years firm term beginning on June 1, 2017 through May 31, 2027.

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: RUSSEL E TRANNGUYER

Title: MANAGING MEMBER

Entity Name: MHT LLC

Date: 3-23-18

FOR THE GOVERNMENT:

Signature:

Name: Marcus Skinner

Title: Lease Contracting Officer

General Services Administration, Public Buildings Service

Date: 3/23/18

WITNESSED FOR THE LESSOR BY:

Signature:

Name: Bryant Martin

Title: Member

Date: 3-22-18

2. The Government shall pay the Lessor annual rent monthly, in arrears, based on 14,430 RSF as follows:

	FIRM TERM 6/1/2017-6/31/2022	NON-FIRM TERM 6/1/2022-5/31/2027
SHELL RENT ¹	\$257,575.50	\$257,575.50
TENANT IMPROVEMENTS RENT ²	\$0.00	\$0.00
OPERATING COSTS ³	\$94,660.80	\$ 94,660.80
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$0.00	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$352,236.30	\$352,236.30

¹Shell rent calculation: Ten (10) Years, Five (5) Years Firm

(Firm Term) \$17.85 per RSF multiplied by 14,430 RSF

(Non-Firm Term) \$17.85 per RSF multiplied by 14,430 RSF

²Tenant Improvements of \$505,888.01 are amortized at a rate of Five percent (5%) per annum. *TI will commence upon execution of a LA for the completion of buildout*

³Operating Costs rent calculation: \$6.58 per RSF multiplied by 14,430 RSF

⁴Building Specific Amortized Capital (BSAC) of \$52,235.42 are amortized at a rate of Five percent (5%) *BSAC will commence upon execution of a LA for the completion of buildout*

⁵Parking costs described under sub-paragraph 1 below

3. Acceptance of Space and Full Rent Commencement shall be as follows:

The Government will not pay any Tenant Improvement rental costs until the Tenant Improvements are substantially complete and accepted by the Government, at which time a Lease Amendment will update the Lease rental rates, square footage, and the amortization term. The rent and space measurements remain subject to adjustment according to provisions in Lease Section 1.03 on "Rent and Other Considerations."

INITIALS:

76
LESSOR

&

MS
GOV'T