

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4 TO LEASE NO. GS-04B-60357
ADDRESS OF PREMISES 7263 NORTH LAKE DRIVE COLUMBUS, GEORGIA 31909-2767	

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 commence rent for TI and BSAC and adjust the firm term of the 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 upon Government Execution as follows:

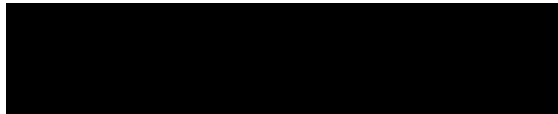
- 1) Establish Term of the Lease
- 2) Establish the Annual Rent
- 3) Establish the Termination Rights

1. To Have and To Hold, the said premises with their appurtenances for the ten (10) years term with five (5) years firm beginning June 1, 2017 through May 31, 2027. Firm term ending November 30, 2023.

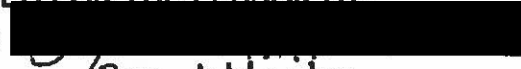
FOR THE LESSOR:

Signature: 
Name: RUSSEL TRANKYLER
Title: MANAGING MEMBER
Entity Name: MHT, LLC
Date: 12-6-18

FOR THE GOVERNMENT:

Signature: 
Name: Marcus Skinner
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 12/10/18

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Bryant Martin
Title: Member
Date: 12/06/2018

1.03 Rent and Other Consideration

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rate:

	6/1/2017-11/30/2018	FIRM TERM 12/1/2018-11/30/2023	NON-FIRM TERM 12/1/2023-5/31/2027
SHELL RENT ¹	\$257,575.50	\$257,575.50	\$257,575.50
TENANT IMPROVEMENTS RENT ²	\$0.00	\$111,624.69	\$0.00
OPERATING COSTS ³	\$94,660.80	\$94,660.80	\$94,660.80
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$0.00	\$32,858.50	\$0.00
PARKING ⁵	\$0.00	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$352,236.30	\$496,719.49	\$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 \$492,922.59 are amortized over 5 years at a rate of Five percent (5%) per annum.

³Operating Costs rent calculation: \$8.56 per RSF multiplied by 14,430 RSF (operating costs not inclusive of CPI escalations)

⁴Building Specific Amortized Capital (BSAC) of \$141,635.36 are amortized over 5 years at a rate of six percent (6%)

1.05 The Government may terminate this lease, in whole or in part, at any time effective after the firm term of this lease (December 1, 2023), by providing not less than sixty (60) days' prior written notice to the lessor. No rental shall accrue after the effective date of termination.

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.

INITIALS:


LESSOR

&


GOV'T