

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 8
	TO LEASE NO. GS-04B-61944
ADDRESS OF PREMISES Snapfinger Tech Center 5255 Snapfinger Park Drive, Suite 160 Decatur, GA 30035-4083	PDN Number:

THIS AMENDMENT is made and entered into between **Snapfinger Tech Associates, LP**

whose address is: **3390 Peachtree Road, NE, Suite 1200
Atlanta, GA 30326**

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 the beneficial occupancy date; rental rates; tenant improvement allowance amortization; and pay broker commissions and government credits.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **July 19, 2013** as follows:

Paragraph 2 as set forth in the Standard Form 2 is hereby deleted and replaced as follows:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the **term of ten (10) years, five (5) year firm term**, years beginning **July 19, 2013 through July 18, 2023**, subject to termination and renewal rights as may be hereafter set forth. The space size is **18,311 RSF/17,010 ABOASF**. There are **nine (9) surface parking spaces** provided for official use government vehicles.

Paragraph 3 as set forth in the Standard Form 2 is hereby deleted and replaced as follows:

3. The Government shall pay the Lessor annual rent, monthly, in arrears as follows:

This Lease Amendment contains 3 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: _____
Entity Name: _____
Date: _____

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: _____
GSA, Public Buildings Service,
Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: _____

TERM	ANNUAL RENT	SHELL per RSF	OPERATING RENT per RSF	TI Allowance Per RSF *	Per RSF RATE	ABOASF RATE	MONTHLY RATE
07/19/2013 – 10/18/2013	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10/19/2013 – 07/18/2018	\$326,515.40	\$7.00	\$4.50	\$6.33 **	\$17.83	\$19.20	\$27,209.62
07/19/2018 – 07/18/2023	\$247,198.50	\$9.00	\$4.50	\$0	\$13.50	\$14.53	\$20,599.88

NOTE: * TI Allowance is rounded
 ** TI Allowance is amortized at a rate of eight (8%) percent per annum for 57 months.

Paragraph 8 as set forth in the Standard Form 2 and all subsequent Lease Amendments are hereby amended to include the following:

8. The rental rate in Paragraph 3 for the period of **October 19, 2013 through July 18, 2018** includes all Tenant Improvements. In accordance with Paragraph 3.2 of SFO 8GA2204, the actual Tenant Improvement allowance (T/I) expended is **\$456,908.91** or **\$24.9527011 RSF / \$26.861194** amortized in accordance with the Lease at an interest rate of **8%** over **57 months** at a rate of **\$6.331653171 RSF / \$6.815925997 per ABOASF**. The T/I will be used to construct the interior space in accordance with the approved Design Intent Drawings.

Paragraph 10. Effective July 19, 2013, Paragraph 10 is revised as follows:

10. In accordance with Paragraph 4.2, "Tax Adjustment", of SFO No.8GA2204, the percentage of Government occupancy is established as **33.230496%** (based on **Total Building Area of 55,103 RSF**) and the Government's occupancy of **18,311 RSF / 17,010 ABOA**. Percentage of Occupancy is subject to revision based on actual measurement of Government occupied space at time of final inspection, not to exceed the maximum ABOASF stated in the SFO, and in accordance with GSA Form 3517B, GENERAL CLAUSES.

Paragraph 14 as set forth in the Standard Form 2 is hereby deleted and replaced as follows:

14. The rental rates described in Paragraph 3 of this Standard Form 2 are broken down as follows:

07/19/2013 through 10/18/2013

The first three full months of rent including base and operating shall be provided by the Lessor at no additional cost to the Government.

10/19/2013 through 07/18/2018		PRSF	ABOASF	MONTHLY RENT
Annual Base	\$128,177.00	\$ 7.00	\$ 7.54	
Annual Operating	\$ 82,399.50	\$ 4.50	\$ 4.84	
Annual TI Amortization	\$115,938.90	\$ 6.3316521	\$ 6.81592593	
Total Annual Rent	\$326,515.40	\$17.83	\$19.20	\$27,209.6167

07/19/2018 through 07/18/2023		PRSF	PABOASF	MONTHLY RENT
Annual Base	\$164,799.00	\$ 9.00	\$ 9.69	
Annual Operating	\$ 82,399.50	\$ 4.50	\$ 4.84	
Total Annual Rent	\$247,198.50	\$13.50	\$14.53	\$20,599.875

INITIALS: PC & md
 LESSOR GOVT

Paragraph 18 as set forth in the Standard Form 2 is hereby deleted and replaced as follows:

18. In accordance with SFO 8GA2204 Paragraph 2.4 Broker Commission and Commission Credit, Jones Lang LaSalle ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is [REDACTED] and is earned upon lease execution, payable according to the Commission Agreement signed between two parties. Due to the Commission Credit described in SFO 8GA2204 Paragraph 2.4, only [REDACTED] of the Commission will be payable to Jones Lang LaSalle with the remaining [REDACTED] which is the "Commission Credit" to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest period practical. Notwithstanding Paragraph 3 of this Standard Form 2 of this Lease, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the fourth and fifth months of the rental payments and continue as indicated in this schedule for adjusted Monthly rent.

Fifth Month's Rental Payment of \$27,209.62 minus the prorated Commission Credit of [REDACTED] equals the adjusted Fifth Month's Rent of [REDACTED]

Sixth Month's Rental Payment of \$27,209.62 minus the prorated Commission Credit of [REDACTED] equals the adjusted Sixth Month's Rent of [REDACTED]

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

INITIALS: RC & Md
LESSOR GOV'T