**GENERAL SERVICES ADMINISTRATION**  
**PUBLIC BUILDINGS SERVICE**  

**LEASE AMENDMENT**  

**ADDRESS OF PREMISES**  
433 & 455 Cherry Street  
Macon, GA 31201-3320

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**LEASE AMENDMENT No. 1**  

**TO LEASE No. GS-048-62409**  

**PDN Number:**

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**THIS AMENDMENT** is made and entered into between Robinson Investment Holdings, whose address is: 990 Riverside Drive, Macon, GA 31201-7919

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS,** the parties hereto desire to amend the above Lease.

**NOW THEREFORE,** these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended upon the Government’s execution of this Supplemental Lease Agreement (SLA) to establish beneficial occupancy. The Government hereby accepts the space and all the Tenant Improvements (TI) in their entirety as of August 27, 2013. The final rental amounts are established and payable in accordance with the rent table below for the entire term of the Lease unless otherwise modified by a subsequent lease amendment in the future.

The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

<table>
<thead>
<tr>
<th>Period</th>
<th>Annual Rent</th>
<th>Annual Rate/RSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/27/13 – 8/26/18</td>
<td>$414,578.45</td>
<td>$12.65</td>
</tr>
<tr>
<td>8/27/18 – 8/26/23</td>
<td>$430,802.91</td>
<td>$13.15</td>
</tr>
</tbody>
</table>

**THE TI AMOUNTS OF $299,952 ARE AMORTIZED AT A RATE OF 6 PERCENT PER ANNUM OVER 10 YEARS.**  

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.

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**FOR THE LESSOR:**  

Signature:  
Name:  
Title:  
Entity Name:  
Date:  

**FOR THE G**  

Signature:  
Name:  
Title:  
Lease Contracting Officer  
GSA, Public Buildings Service,  
Date:  

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**WITNESSED FOR:**  

Signature:  
Name:  
Title:  
Date:  

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*Lease Amendment Form 12/12*
Paragraph 1.04 of the Lease is hereby deleted in its entirety and replaced with:

1.04 BROKER COMMISSION AND COMMISSION CREDIT (SEPT 2011)

A. Studley, Inc. ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is  and is earned upon lease execution, payable according to the Commission Agreement signed between the two parties. Only of the Commission, will be payable to Studley, Inc with the remaining 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 time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

<table>
<thead>
<tr>
<th>Month</th>
<th>Rental Payment</th>
<th>minus prorated Commission Credit of</th>
<th>equals</th>
<th>adjusted Month's Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$54,674.45</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
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</tr>
<tr>
<td>3</td>
<td>$54,674.45</td>
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<td></td>
</tr>
<tr>
<td>4</td>
<td>$54,674.45</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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