

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04B-62470
LEASE AMENDMENT	
ADDRESS OF PREMISES 510 East 15 th Avenue, Cordele, Georgia 31015-1437	PDN Number:

THIS AMENDMENT is made and entered into between DCR Real Estate III Sub I, LLC

whose address is: 333 Third Avenue North, Suite 400, St. Petersburg, FL 33701-3833

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 September 17, 2013 as follows:

- I. The Government hereby accepts the Lessor's proposal to provide all labor and materials necessary to install and maintain the improvements incorporated into the lease as Exhibit A, 1 page and issues a Notice to Proceed for Tenant Improvements not to exceed the amount of \$197,911.09.
- II. Upon the completion of 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 Lease Amendment.
- III. By acceptance of this Lease Amendment, 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.
- IV. The Lessor waives all restoration rights.

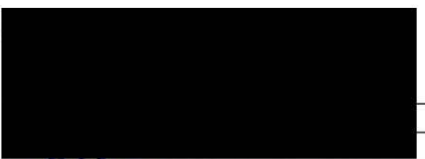
This Lease Amendment contains 1 page.

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.


 Name: _____
 Title: MANAGER
 Entity Name: DCR REAL ESTATE III, SUB I, LLC
 Date: 9/18/13

FOR THE 
 Signature: _____
 Name: Dion D. Reid
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 9/18/2013

WITNESSED 
 Signature: _____
 Name: _____
 Title: _____
 Date: 9/18/13