THIS AMENDMENT is made and entered into between Powder Horn Investments LLC
whose address is: 1134 Satellite Blvd, Ste 300-B, Suwanee, GA 30024
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 new rent structure in accordance with Lease Contract Paragraph 1.03A RENT AND OTHER CONSIDERATION (SEP 2012) and establish the release of Tenant Improvement (TI) Rent.

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 OCTOBER 1, 2015, to establish new rent structure of Lease GS-04P-LGA 2538. Lease Contract Section Paragraph 1.03A RENT AND OTHER CONSIDERATION (SEP 2012) is deleted in its entirety and replaced with the following:

1.03A. The Government shall pay the Lessor annual rent payable in monthly installments in arrears, at the following rates:

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<tbody>
<tr>
<td></td>
<td>ANNUAL RENT</td>
<td>ANNUAL RENT</td>
<td>ANNUAL RENT</td>
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<tr>
<td>SHELL RENT</td>
<td>$256,614.80</td>
<td>$256,614.80</td>
<td>$256,614.80</td>
</tr>
<tr>
<td>TENANT IMPROVEMENTS RENT</td>
<td>$0.00</td>
<td>$234,845.86</td>
<td>$0.00</td>
</tr>
<tr>
<td>OPERATING COSTS</td>
<td>$82,242.94</td>
<td>$82,242.94</td>
<td>$82,242.94</td>
</tr>
<tr>
<td>BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>PARKING</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>TOTAL ANNUAL RENT</td>
<td>$338,857.74</td>
<td>$573,703.60</td>
<td>$338,857.74</td>
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</tbody>
</table>

1Shell rent calculation (Firm Term) $12.20 per RSF multiplied by 21,034 RSF
2Operating Costs rent calculation $3.91 per RSF multiplied by 21,034 RSF Operating rent is exclusive of 3.5% of 2013 CPI
3Building Specific Amortized Capital (BSAC) of $50,000 are amortized at a rate of 0% per annum over 0 years

This Lease Amendment contains (2) pages.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

Signature: [Redacted]
Name: [Redacted]
Title: [Redacted]
Entity Name: [Redacted]
Date: 12/7/15

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: [Redacted]
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 12/7/15

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: [Redacted]
Title: [Redacted]
Date: 12/7/15
The Government accepts the space and, therefore, incorporates the Tenant Improvement Allowance in the rent structure.

Except as modified in this Amendment, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Amendment conflict with any terms and conditions of the Lease or any previous Supplemental Lease Agreements, the terms and conditions of this Amendment shall control and govern.