

Amendment to Standard Rental Agreement dated December 1, 2012

August 26th, 2022

Whereas, the undersigned parties have entered into a certain Agreement between CHERIANS REAL ESTATE, LLC, a Georgia limited liability company ("Landlord") and DEKALB COUNTY, GEORGIA, a political subdivision of the State of Georgia ("Tenant"), with a Binding Agreement Date of December 1st, 2012 for the lease of real property located at: 751 Dekalb Industrial Way, Building 4, Decatur, DeKalb County, Georgia ("Building"); and

Whereas, the undersigned parties desire to amend the aforementioned Agreement, it being the mutual benefit of all parties to do so;

Now therefore, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations paid by each to the other, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree to modify and amend the aforementioned Agreement as follows:

- 1) The term of the Lease shall be extended through December 31, 2025.
- 2) The rent shall have a 3% annual rate increase as designated in "Exhibit A" attached hereto and incorporated by reference.

It is agreed by the parties hereto that all of the other terms and conditions of the aforementioned Agreement shall remain in full force and effect other than as modified herein. Upon execution by all parties, this Amendment shall be attached to and form a part of said Agreement.

By signing this Amendment, Tenant and Landlord acknowledge that they have each read and understood this Amendment and agree to its terms.

MASTER LANDLORD:
CHERIAN REAL ESTATE, LLC

SUBLANDLORD:
DEKALB COUNTY, GEORGIA

_____(Seal)

By: John M. Cherian
Its: Managing Member

_____(Seal)

Michael L. Thurmond
Chief Executive Officer
DeKalb County, Georgia

SUBTENANT:
STATE PROPERTIES COMMISSION

By: _____
Its: _____

Barbara H. Sanders, CCC
Clerk of the Chief Executive Officer &
Board of Commissioners of DeKalb Co. Georgia

Exhibit A

23,500 Square Feet

| Year | Base Rent/Sq. Ft | Annual Base Rent | Monthly Base Rent |
|------|------------------|------------------|-------------------|
| 2022 | \$19.14 | \$449,790.00 | \$37,482.50 |
| 2023 | \$19.71 | \$463,185.00 | \$38,598.75 |
| 2024 | \$20.30 | \$477,050.00 | \$39,754.17 |
| 2025 | \$20.91 | \$491,385.00 | \$40,948.75 |