

FIRST AMENDMENT TO GROUND LEASE

This First Amendment to Ground Lease (the "Amendment") is made effective as of July 21, 2015, by and between **Edwin B. Lumpkin, Jr., d/b/a Lumpkin Development** (the "Landlord") and **PREMIER HOLDINGS, LLC**, an Alabama limited liability company ("Tenant") (collectively referred to herein as the "Parties" and individually as a "Party").

WHEREAS, the Parties entered into that certain Ground Lease dated July 21, 2015 (the "Lease") regarding certain property known as Lot 6-C, according to the Survey of Resurvey of Lot 6 Calera Business Park West, as recorded in Map Book 41 Page 1, of the Office of Judge of Probate of Shelby County, Alabama;

WHEREAS, the Landlord was mistakenly referenced as Lumpkin Development, LLC which does not exist; the Landlord should have been shown as Edwin B. Lumpkin, Jr., d/b/a Lumpkin Development; and,

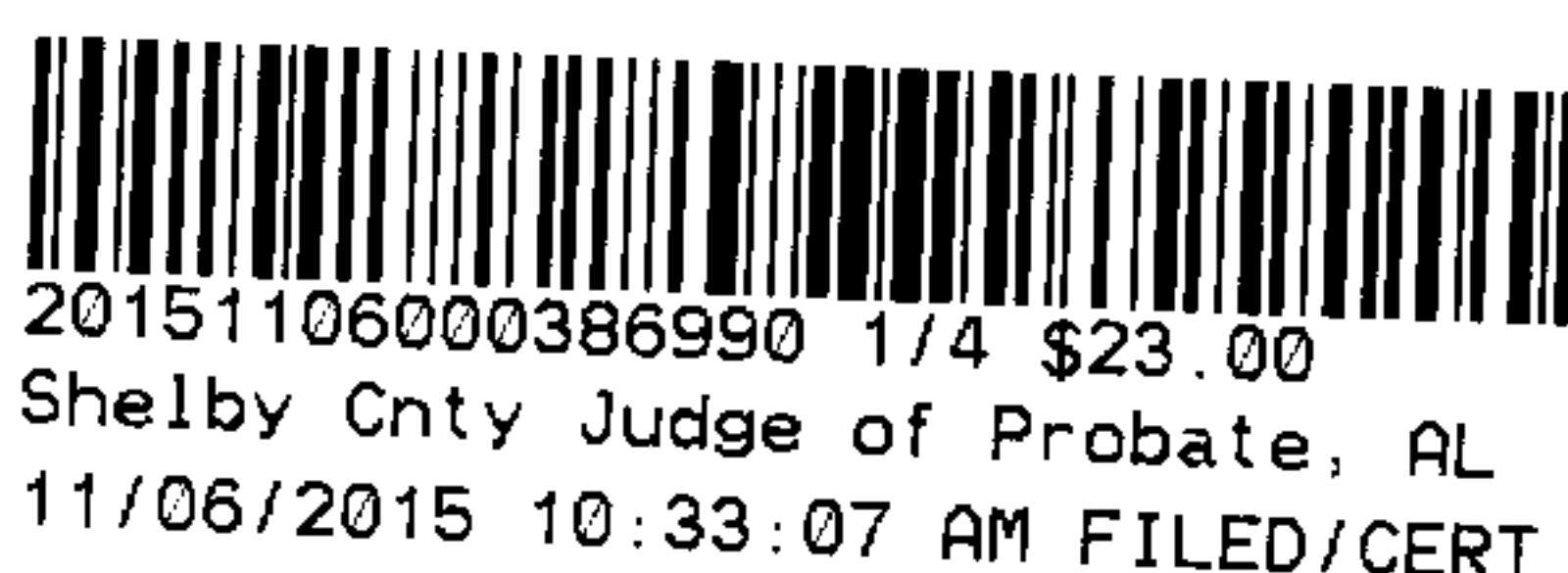
WHEREAS, the Parties desire to amend the Lease to correct the Landlord's name; and,

WHEREAS, capitalized terms not defined herein shall have the meaning set forth in the Lease.

NOW, THEREFORE, in consideration of mutual promises made herein and mutual benefits to be derived hereunder, the Parties agree as follows:

1. The Lease is hereby amended to reflect the Landlord as Edwin B. Lumpkin, Jr., d/b/a Lumpkin Development.
2. All other provisions of the Lease are hereby ratified and confirmed.
3. This Amendment may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one agreement. The exchange of copies of this Amendment and copies of signature pages of this Amendment by facsimile, email, or attachment of a scanned electronic copy to email shall constitute effective execution and delivery of such document as to the parties and may be used in lieu of the original for all purposes. Signatures of the parties transmitted by facsimile, email, or attachment of a scanned electronic copy to email shall be valid, enforceable, and binding as an original signature for all purposes.

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IN WITNESS WHEREOF, the Landlord and Tenant have executed this Amendment to be effective on the day and year first above written.

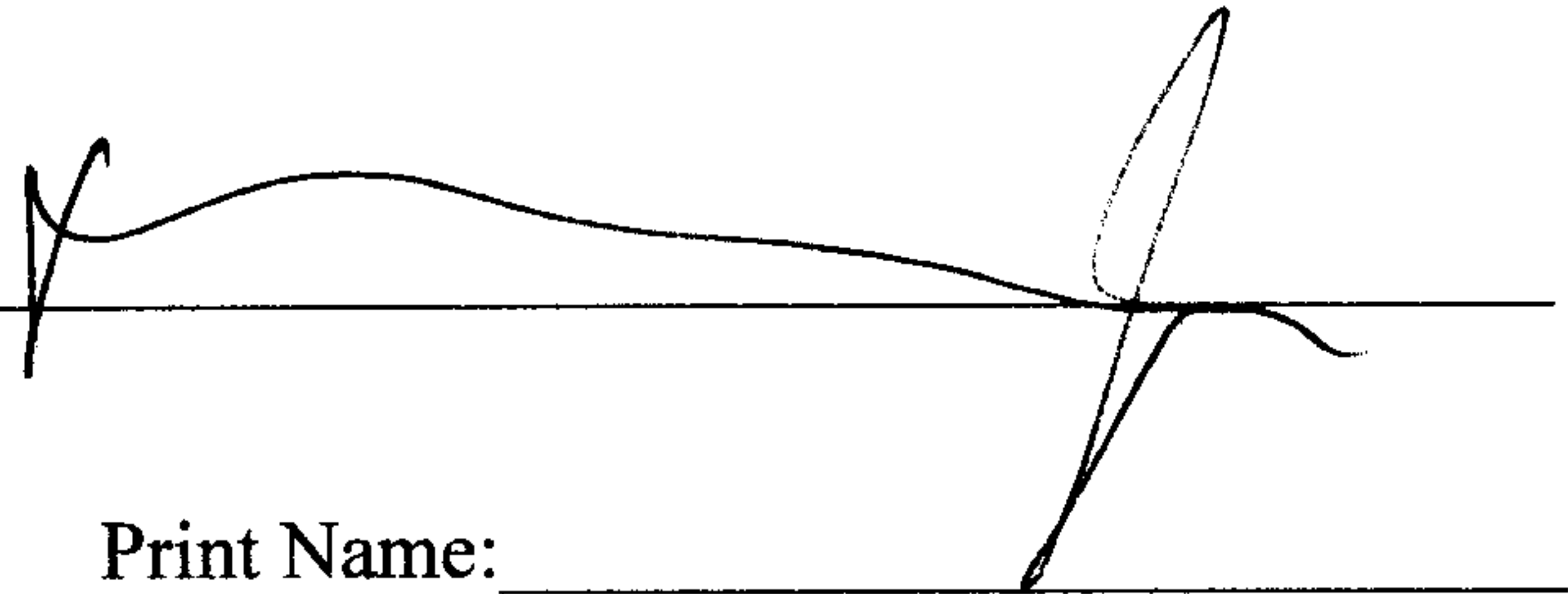
LANDLORD:



Edwin B. Lumpkin, Jr. d/b/a Lumpkin Development

TENANT:

PREMIER HOLDINGS, LLC, an Alabama limited liability company

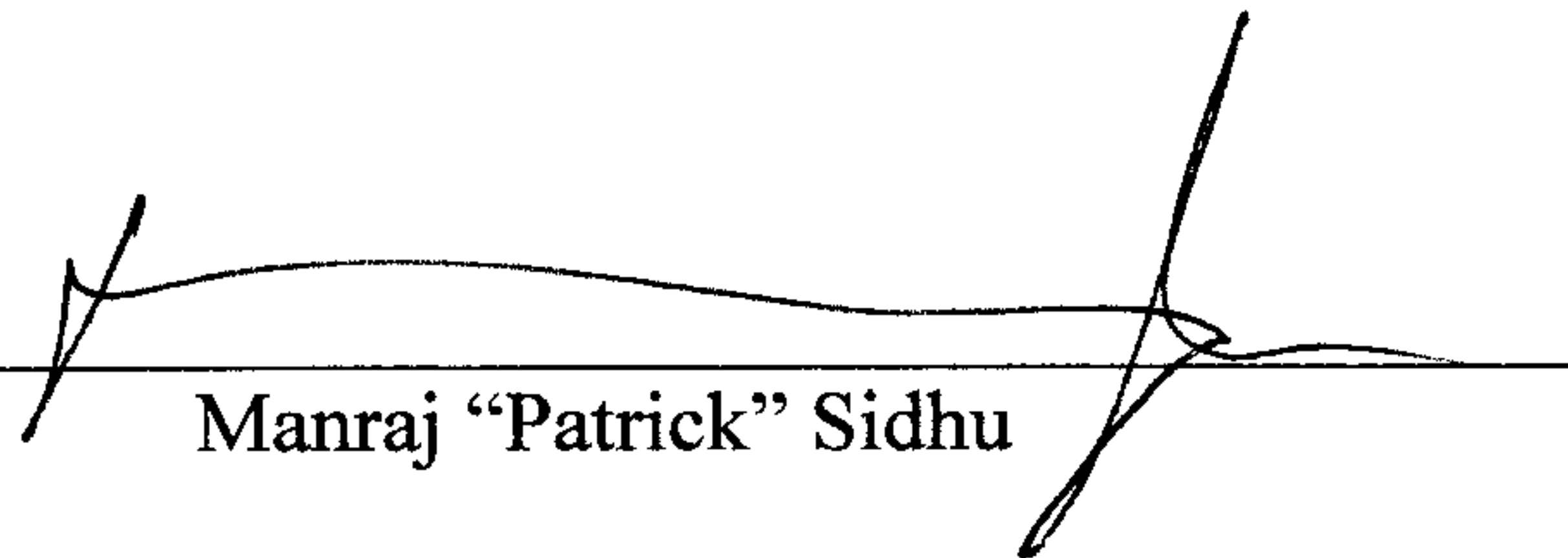
By: 

Print Name: _____

Its: Manager

ACKNOWLEDGED AND AGREED BY:

GUARANTOR:




Manraj "Patrick" Sidhu



20151106000386990 2/4 \$23.00
Shelby Cnty Judge of Probate, AL
11/06/2015 10:33:07 AM FILED/CERT

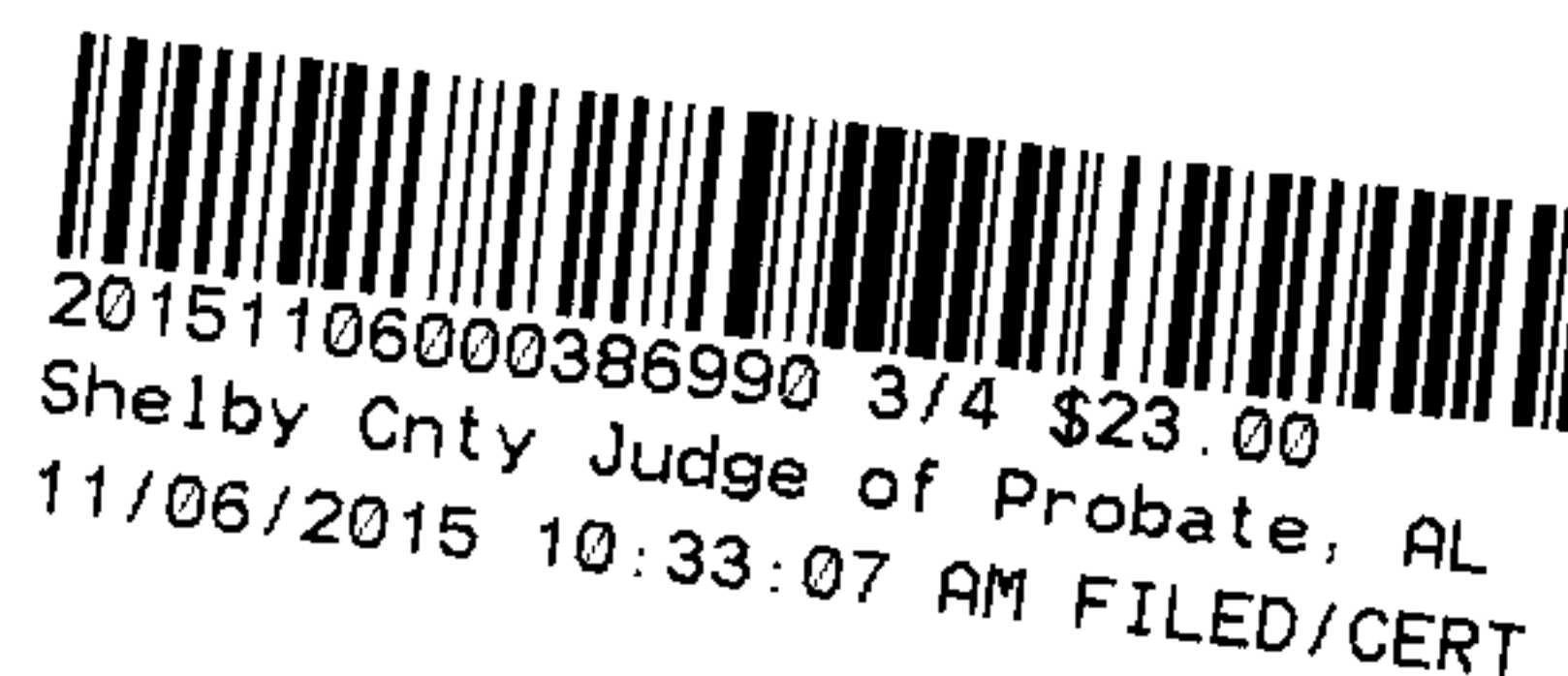
STATE OF ALABAMA)
) SS
COUNTY OF SHELBY)


 Notary Public
 My commission expires: 01/28/18

STATE OF ALABAMA)
) SS
COUNTY OF MONTGOMERY)

Kanders Branger
Notary Public
My commission expires: MY COMMISSION EXPIRES FEBRUARY 2025

MY COMMISSION EXPIRES FEBRUARY 24, 2016



ACKNOWLEDGMENT – GUARANTOR

STATE OF ALABAMA)
) SS
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Manraj “Patrick” Sidhu, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily on the date of this notary acknowledgement.

Given under my hand this the 16th day of October, 2015.

(SEAL)



Notary Public

My commission expires: _____

MY COMMISSION EXPIRES FEBRUARY 24, 2016



20151106000386990 4/4 \$23.00
Shelby Cnty Judge of Probate, AL
11/06/2015 10:33:07 AM FILED/CERT