



CITY OF GRIFFIN

SINCE 1840

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Exhibit "C" Commencement Date Letter

April 16, 2015

Jason Chance
Portal Labs, LLC
100 South Hill Street, Suite 403
Griffin, GA 30223

RE: Base Rental Schedule – Lease Agreement dated May 1, 2015 (the "Lease") between Portal Labs, LLC ("Tenant"), and the City of Griffin, a Georgia municipal corporation (collectively, "Landlord"), for the premises located at 100 South Hill Street, Suite 403, Griffin, Georgia 30223 (the "Premises").

Dear Tenant:

The Commencement Date for the Lease is May 1, 2015; and the Lease shall expire on April 30, 2016, unless sooner terminated in accordance with the terms of the Lease. Absent 90 day advance written notice by either Tenant or Landlord, the Lease will renew for two (2) twelve (12) month terms, each beginning on May 1 following the preceding term and expiring on April 30 of the next year.

RENTAL SCHEDULE

<u>Term</u>	<u>Base Rent (per rentable square foot)</u>	<u>Base Monthly Rent</u>	<u>Rent per Term</u>
May 1, 2015 – April 30, 2016	\$10.90	\$337.90	\$4,054.80
May 1, 2016 – April 30, 2017	\$11.22	\$347.82	\$4,173.84
Mar. 1, 2017 – April 30, 2018	\$11.56	\$358.36	\$4,300.32

Please acknowledge your acceptance of the above by signing below and returning this letter to me. Please do not hesitate to call me if we can be of assistance.

Sincerely,

Kenny L. Smith
City Manager

Agreed to this 16th day of April, 2015.

Portal Labs, LLC

"The Iris City"