

C. For Building & Site-specific security enhancement costs of \$486,235.00; the Government's partial buy-down of \$173,833.92 of the total Tenant Improvement (TI) costs and; change order costs of \$35,000.00 associated with the initial build-out of the Government's leased space, the Government shall reimburse the Lessor a one-time lump sum total payment in the exact amount of \$695,068.92, subject to receipt and acceptance of a properly completed invoice from the Lessor to GSA Finance.

D. The total Tenant Improvement (TI) allowance to be amortized in the rent is \$861,096.00, at an amortization rate of 5.95%, over a 120 month period. In accordance with lease negotiations, the Tenant Improvement amortization term reflects a 120 month period which exceeds the sixty (60) month firm term of the lease. Should the Government exercise its termination rights, the Government shall have no obligation to pay the Lessor any remaining balance for the Tenant Improvement rent beyond the firm term of the lease.

E. The rental rates specified in Paragraph 14 of the Rider to Lease are hereby deleted and replaced in lieu thereof with the following:

"14. ...Years 1 through 5:

The total annual rent of \$865,948.31 breaks down as follows*:

Shell Rent: \$572,956.33 per year or \$18.71 per rentable square foot;

Amortized annual cost for Tenant Improvement Allowance*: \$114,459.89 per year;

In accordance with lease negotiations, the Tenant Improvement rate stated above reflects an interest rate of 5.95% over a 120 month period, which exceeds the sixty (60) month firm term of the lease. Should the Government exercise its termination rights, the Government shall have no obligation to pay the Lessor any remaining balance for the Tenant Improvement rent beyond the firm term of the lease.

Interest rate at which Tenant Improvements are amortized: 5.95%.

Annual Cost of Services: \$178,532.09 per year or \$5.83 per rentable square foot, plus accrued escalations per Paragraph 4.3, "Operating Costs"

Parking: \$0.00 per year or \$0.00 per space/annually.

Years 6 through 10:

The total annual rent of \$923,825.78 breaks down as follows*:

Shell Rent \$630,833.80 per year or \$20.60 per rentable square foot,

Amortized annual cost for Tenant Improvement Allowance*: \$114,459.89 per year;

Annual Cost of Services: \$178,532.09 per year or \$5.83 per rentable square foot, plus accrued escalations per Paragraph 4.3, "Operating Costs"

Parking: \$0.00 per year or \$0.00 per space/annually..."