

LEASE AMENDMENT

LEASE AMENDMENT NO. 4	TO LEASE NO. GS-04B-61186	DATE 8/5/13	PAGE 1 of 3
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ADDRESS OF PREMISES 1650 Marie Drive, Hopkinsville, KY 42240-4940

THIS AGREEMENT, made and entered into this date by and between Givens Group, LLC

whose address is 2713 Ft. Campbell Blvd, Hopkinsville, KY 42240-4940

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 revise the tenant improvement allowance of \$66,333.64 as currently stipulated in Section 1.03 of the Lease to \$76,283.64, which incorporates additional improvements totaling \$9,950.00.

WHEREAS, upon execution of this Supplemental Lease Agreement (SLA) by the Contracting Officer, this SLA also serves as a Notice to Proceed (NTP) for the commencement of tenant improvements for the [REDACTED] as outlined herein

WHEREAS, this Notice to Proceed is issued for the NOT-TO-EXCEED amount of **\$9,950.00** to complete the requested change orders, in accordance with the Lessor's estimate dated May 13, 2013 and revised July 10, 2013 as summarized in Exhibit A attached hereto. After completion of the tenant improvements and inspection by the Contracting Officer or their designee, a SLA will be used to document acceptable of the Lessor's improvements.

WHEREAS, [REDACTED] does not have the contractual authority to enter into any agreements with the Lessor or the Lessor's representatives for improvements, changes or modifications of this Lease unless, approved by a GSA, Contracting Officer. To enter into such agreements with [REDACTED] may result in unrecoverable costs for the Lessor.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective **June 18, 2012**, as follows:

1. Paragraph 1.03 RENT AND OTHER CONSIDERATION of the Lease is hereby deleted in its entirety and replaced with:

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

	June 18, 2012 – June 17, 2017		June 18, 2017 – June 17, 2022	
	Annual Rent	Annual Rate/RSF ³	Annual Rent	Annual Rate/RSF ³
Shell Rent	\$121,903.70	\$13.01	\$131,180.00	\$14.00
Tenant Improvements Rent ¹	\$ 17,274.80	\$ 1.84	N/A	N/A
Operating Costs	\$ 49,754.70	\$ 5.31	\$49,754.70	\$5.31
Building Specific Security ²	N/A	N/A	N/A	N/A
Total Annual Rent	\$188,933.20	\$20.16	\$180,934.70	\$19.31

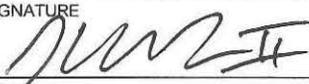
¹The Tenant Improvements of \$76,283.64 are amortized at a rate of 5 percent per annum over 5 years.

²Building Specific Security Costs are amortized at a rate of N/A percent per annum over N/A years.

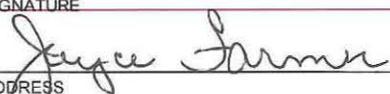
³Rates may be rounded.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR Givens Group, LLC

SIGNATURE 	NAME OF SIGNER J. Calvin Givens II
ADDRESS 2713 Ft. Campbell Blvd, Hopkinsville, KY 42240-4940	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER Joyce Farmer
ADDRESS	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Shontise Mangham
OFFICIAL TITLE OF SIGNER Contracting Officer	

