

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u>_1_</u>
	TO LEASE NO. GS-04P-LAL60240
LEASE AMENDMENT	
ADDRESS OF PREMISES 505 20 TH N STREET SUITE 1425 BIRMINGHAM, AL 35203-4648	PDN Number:

THIS AMENDMENT is made and entered into between Birmingham Office Investment, LLC c/o Allegiance Realty Corporation

whose address is: 505 20th N Street; Birmingham, AL 35203-4648
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. .

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective September 1, 2015 as follows:

Paragraph 1.01 A. Office and Related Space is hereby amended to reflect an expansion of 1,473 rentable square feet (RSF) yielding 1,283 ANSI/BOMA Office Area (ABOA) square feet.

The new Office and Related Space is equal to 7,277 rentable square feet (RSF), yielding 6,330 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space. In addition, the Lessor has provided the Government Free Space as follows: 1,448 rentable square feet (RSF), yielding 1,260 ANSI/BOMA Office Area (ABOA) of office and related space. For a total square footage of 8,725 rentable square feet (RSF), yielding 7,590 ANSI/BOMA Office Area (ABOA) square (SF) of Office and related space.


Paragraph 1.03 A. Rent and Other Considerations of the Lease Contract is amended to change to the following:

Please see page 2 for Rent Table


Paragraph 1.11 Percentage of Occupancy For Tax Adjustment of the Lease Contract is amended to reflect 2.80% Percentage of Occupancy. The Percentage of Occupancy is derived by dividing the total Government Space of 8,725 RSF by the total building space of 311,201.

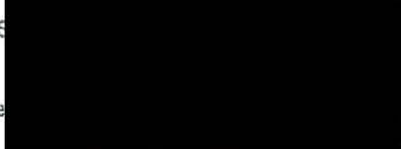
This Lease Amendment contains {2} pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.



Title: Manager
Entity Name: Birmingham Office Investment, LLC
Date: 9/23/15

FOR THE 
Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 9/24/15

WITNESS 
Signature: _____
Name: _____
Title: Asset Manager
Date: 9/23/15

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

	FIRM TERM 9/1/2016-6/17/2019	NON FIRM TERM 5/18/2019-6/17/2024
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$125,339.91	\$143,145.86
TENANT IMPROVEMENTS RENT ²	0.00	\$0.00
OPERATING COSTS ³	\$ 39,509.82	39,509.82
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 0.00	\$0.00
PARKING ⁵	\$ 1,200.00	\$ 1,200.00
TOTAL ANNUAL RENT	\$166,049.73	\$183,855.68

¹Shell rent calculation:

(Firm Term) \$17.26 per RSF multiplied by 7,277 & \$14.36 per RSF multiplied by 8,728 RSF inclusive of free space

(Non Firm Term) \$19.67 per RSF multiplied by 7,277 & \$16.40 per RSF multiplied by 8,728 RSF inclusive of free space

²The Tenant Improvement Allowance of \$0.00 is amortized at a rate of 0 percent per annum over 0 years

³Operating Costs rent calculation: \$4.51 per RSF multiplied by 7,277 & \$4.53 per RSF multiplied by 8,728 RSF inclusive of free space (CPI) included that reduced Operating

⁴Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of 0 percent per annum over 0 years

⁵Parking costs described under sub-paragraph H below

Numbers are rounded edp

edp *GO*
2015

INITIALS: *edp* LESSOR & *edp* GOVT