## GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT ADDRESS OF PREMISES 4890 University Sq NW Huntsville, AL 35816-1800 LEASE AMENDMENT No. 1 TO LEASE NO. GS-04B-62624 PDN Number: N/A

THIS AMENDMENT is made and entered into between USBC, LLC

whose address is: 4890 University Sq NW, Huntsville, AL 35816-1800

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 \_\_\_\_\_October 1, 2013 \_\_\_\_\_ as follows:

I. This Lease Amendment (LA) No. 1 has been prepared to adjust the annual cost to pay only shell and operating on the existing square footage of total 5,370 rentable square footage / 3,590 ANSI/ BOMA Office Area ABOA (Block A 4,470 rentable square footage yielding 3,075 ANSI/ BOMA Office Area ABOA; Block B 900 rentable square feet / 515 ANSI/ BOMA Office Area ABOA) until Tenant Improvement is complete on 3,968 rentable square footage yielding 3,450 ANSI/ BOMA Office Area. Note: The firm term will adjust once the Tenant Improvement built-out is completed.

	October 1, 2013-September 30, 2018		OCTOBER 1, 2018-SEPTEMBER 2023	
	ANNUAL RENT	ANNUAL RATE / RSF	ANNUAL RENT	ANNUAL RATE / RSF
BLOCK A SHELL RENTAL RATE	\$51,047.40	\$11.42	\$51,047.40	\$11.42
BLOCK B SHELL RENTAL RATE	\$10,278.00	\$11.42	\$10,278.00	\$11.42
BLOCK A TENANT IMPROVEMENTS RENTAL RATE	\$0.00	\$0.00	\$0.00	\$0.00
BLOCK B TENANT IMPROVEMENTS				
RENTAL RATE	\$0.00	\$0.00	\$0.00	\$0.00
BLOCK A OPERATING COSTS*	\$16,628.40	\$3.72	\$16,628.40	\$3.72

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.

FOR THE LESSOR:	FOR THE
Signature: Name:  Name:  Title:  Entity Name:  Date:  Signature:  A tan Conserved  MANAGER  LICE  C/21//3	Signature  Name: LeShquadia L (greec  Title: Lease Contracting Officer  GSA, Public Buildings Service,  Date: ZO 13

## WITNESSED FOR THE LESSOR BY:

Signature:	
Name:	SHARON LAYNE U
Title:	DIRECTOR OF PROPERTY HANAGEMEN
Date:	6/27/13

BLOCK B OPERATING COST	\$3,348.00	\$3.72	\$3,348.00	\$3.72
BUILDING SPECIFIC SECURITY COSTS	N/A	N/A	N/A	N/A
FULL SERVICE RATE	\$81.301.80	\$15.14	\$81,301.80	\$15.14

- II. Upon completion, inspection and acceptance according to the Scope of Work by the Government per the Tenant Improvement requirements the Contracting Officer will issue a reconciliation LA to adjust the annual cost based on **3,968** rentable square footage yielding **3,450** ANSI/ BOMA Office Area including Tenant Improvement Cost as outlined in Section 1.03 Rent and Other Consideration of the original lease document.
- III. Paragraph 1.13 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012) is hereby deleted and replace as follows:

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is **21** percent. The Percentage of Occupancy is derived by dividing the total Government Space of **5,370** RSF by the total Building space of **25,250** RSF.

Except as modified in this agreement, all terms and conditions of the Lease shall remain in the full force and effect, and in the event that any of the terms and conditions of the agreement conflict with the terms and conditions of the Lease or any previous Supplemental Lease Agreements, the terms and conditions of this agreement shall control and govern.

INITIALS:

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