

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. <u>1</u>
	TO LEASE NO. <u>GS-04B-62624</u>
ADDRESS OF PREMISES 4890 University Sq NW Huntsville, AL 35816-1800	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. .

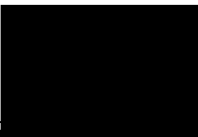
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective October 1, 2013 as follows:

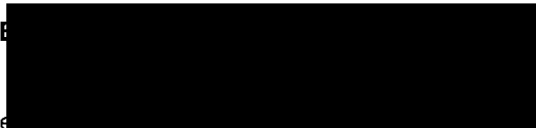
i. This Lease Amendment (LA) No. 1 has been prepared to adjust the annual cost to pay only shell and operating on the existing square footage of total **5,370 rentable** square footage / **3,590 ANSI/ BOMA** Office Area ABOA (Block A 4,470 rentable square footage yielding 3,075 ANSI/ BOMA Office Area 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: 
Signature: _____
Name: Alan C. Jenkins
Title: MANAGER
Entity Name: USBC, LLC
Date: 6/27/13

FOR THE 
Signature: _____
Name: LeShawnda L Green
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 6/28/13

WITNESSED FOR THE LESSOR BY: 
Signature: _____
Name: SHARON LAYNE U
Title: DIRECTOR OF PROPERTY MANAGEMENT
Date: 6/27/13

