

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2 TO LEASE NO. GS-07P-LAR00083
ADDRESS OF PREMISES: 1520 RIVERFRONT DRIVE LITTLE ROCK, AR 72202	PDN:

THIS AMENDMENT is made and entered into between MSDG LITTLE ROCK, LLC

whose address is: 2600 CHANDLER DRIVE
BOWLING GREEN, KY 42104

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 issue Notice to Proceed (NTP) with construction and installation of Tenant Improvements (TIs) and Building Specific Amortized Capital (BSAC); to document approval of TI and BSAC costs; and to provide for payment of TIs and BSAC above the allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution of this Lease Amendment (LA) by the Government.

1. To provide for a Notice to Proceed with construction and installation of Tenant Improvements (TIs) and Building Specific Amortized Capital (BSAC); and
2. To establish the total cost of the TIs and BSAC; and
3. To restate the Tenant Improvement Allowance (TIA) and BSAC Allowance; and
4. To provide for the method of payment of TIs and BSAC costs above the allowances; and
5. All other terms and conditions of the lease shall remain in force and effect.

SEE PAGE 2

This Lease Amendment contains 2 pages, Exhibit "A" contains 1 pages, Exhibit "B" contains 1 page.

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 GOVERNMENT:

Signature: [Redacted]
Name: David Chandler
Title: President
Entity Name: MSDG LITTLE ROCK, LLC
Date: 4/23/18

Signature: [Redacted]
Name: Adrienne Jackson
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: April 24, 2018

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: Alex Rapp
Title: Property Manager
Date: 4/23/18

1. Upon this Lease Amendment (LA) being fully executed and delivered, the Lessor shall consider this a Notice to Proceed (NTP) with construction and installation of the Tenant Improvements (TIs) and Building Specific Amortized Capital (BSAC) required in the Leased premises.

The total cost associated with the TIs and BSAC equates to \$336,006.97, in accordance with the Scope of Work and Reuse plan, attached hereto as Exhibit "A", and the Lessor's Tenant Improvement Price Proposal as submitted April 9, 2018; attached hereto as Exhibit "B".

2. The Government and the Lessor have agreed that the total cost of the Tenant Improvements (TI) is \$336,006.97 [\$321,006.97 (TIs) + \$15,000.00 (BSAC) = \$336,006.97]. The total TI cost of \$321,006.97 and the total BSAC cost of \$15,000.00 includes all fees including by not limited to all of the Lessor's fees for general and administrative costs, project management fees, profit, overhead, and any and all of the materials, labor, and services required to provide the completion of the TI not later than one hundred twenty (120) working days from full execution of this Lease Amendment (LA).
3. The Tenant Improvement Allowance (TIA) per the Lease is \$359,980.00 and the BSAC is \$15,000.00. The Government shall pay for the total TI and BSAC cost by amortizing in the rent a total cost of \$336,006.97 over the first ten (10) years of the term, at an interest rate of 5.0%. The Government retains the right to buy-down all or a portion of the BSAC Allowance.

Upon the completion of the TI and the acceptance thereof by the Government, the rent commencement date and the adjusted rent schedule (if required due to the amount amortized) shall be established by a separate Lease Amendment (LA). The subsequent LA shall include the term of the scheduled total rent, the annual Shell Rent amount, the annual Operating Cost amount, and the annual amortized TI and Building Specific Amortized Capital cost (if any).

4. All other terms and conditions of the Lease shall remain in full force and effect.

INITIALS:


LESSOR

&


GOVT