

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. <u>1</u>  TO LEASE NO. GS-07P-LAR16925
ADDRESS OF PREMISES 2153 JOYCE BOULEVARD FAYETTEVILLE, AR 72703	PDN Number:

**THIS AMENDMENT**, made and entered into this date by and between Joyce Street, LLC  
whose address is: 3715 N. Business Drive, Suite 213  
Fayetteville, AR 72703

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease by changing the DID duration date.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective, August 4, 2014, as follows:

**Paragraph 4.01 A is hereby deleted from the lease in its entirety and replaced with the following:**

A. Government-Provided Design Intent Drawings (DIDs): The Government shall prepare and provide to the Lessor the Government's approved DIDs based upon the base Building documents provided by the Lessor as required in the paragraph titled "DOCUMENTS INCORPORATED IN THE LEASE" paragraph of this lease. These DIDs will detail the TIs to be made by the Lessor within the Space. DIDs shall be due to the Lessor within sixty (90) Working Days from award.

This Lease Amendment 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:**

Signature:

Name:

Title:

Entity Name:

Date:

**FOR THE GOVERNMENT:**

Signature:

Name:

Title:

GSA, Public Buildings Service,

Date:

**WITNESSED FOR THE LESSOR BY:**

Signature:

Name:

Title:

Date:

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. <u>2</u>  TO LEASE NO. GS-07P-LAR16925
ADDRESS OF PREMISES 2153 JOYCE BOULEVARD FAYETTEVILLE, AR 72703	PDN Number:

THIS AMENDMENT, made and entered into this date by and between Joyce Street, LLC  
whose address is: 3715 N. Business Drive, Suite 213  
Fayetteville, AR 72703

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government execution as follows:

Exhibit E (Attachment 3) is hereby deleted from the lease in its entirety and replaced with the attached revised Attachment 3 consisting of 5 pages.

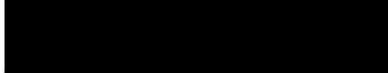
This Lease Amendment contains 6 pages.

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.

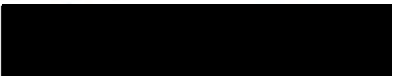
FOR THE LESSOR:

Signature:   
Name: Adrian D. Dault  
Title: Property Mgr.  
Entity Name: Joyce Street, LLC  
Date: 8/29/14

FOR THE GOVERNMENT:

Signature:   
Name: DUSTY GRIFFIN  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, \_\_\_\_\_  
Date: 8/29/14

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: Leigh A. Fleimann  
Title: Secretary  
Date: 8/29/14



<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. <u>4</u>  TO LEASE NO. GS-07P-LAR16925
ADDRESS OF PREMISES 2153 JOYCE BOULEVARD FAYETTEVILLE, AR 72703	PDN Number:

THIS AMENDMENT, made and entered into this date by and between Joyce Street, LLC  
 whose address is: ~~3715 N. Business Drive, Suite 213~~ PO Box 9505 (N)  
 Fayetteville, AR 72703

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon Government execution as follows:

1) The following paragraph is hereby deleted in its entirety from the lease.

1.17 BUILDING IMPROVEMENTS (JUN 2012)

The Lessor shall complete the following additional Building improvements prior to acceptance of the Space:

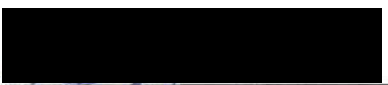
A. The current lighting in the space shall be replaced with LED lighting to improve energy efficiency.

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: Whitley David  
 Title: Property Mgr  
 Entity Name: Joyce Street, LLC  
 Date: 9/1/15

FOR THE GOVERNMENT:

Signature:   
 Name: DUSTY GRIFFITH  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 10/21/2015

WITNESSED FOR THE LESSOR BY:

Signature:   
 Name: Linda Norberg  
 Title: Accounting  
 Date: 9/1/15



2) The following paragraph 3.45 B is hereby deleted in its entirety from the lease and replaced with the following to reduce the foot candle level from 50 to 30 at the working surface:

B. Unless alternate lighting is approved by the LCO, the Lessor shall provide deep cell parabolic louver 2'-0" wide x 4'-0" long or two 2'-0" wide x 2'-0" long (or Building standard that meets or exceeds this standard) or modern, diffused fluorescent fixtures using no more than 2.0 W per ABOA SF. Such fixtures shall be capable of producing a light level of 30 average maintained foot-candles at working surface height throughout the Space. Tubes shall then be removed to provide (1) 30 foot-candles in portions of work areas other than work surfaces, and (2) 1 foot-candle to 10 foot-candles, or minimum levels sufficient for safety, in non-working areas. Exceptions may be approved by the LCO. When the Space is not in use by the Government, interior and exterior lighting, except that essential for safety and security purposes, shall be turned off.

*No adjustment will be made to the rent  
for either of these changes.*

*(initials)*

INITIALS:

*(initials)*  
LESSOR

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*(initials)*  
GOV'T

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 5  TO LEASE NO. GS-07P-LAR16925
ADDRESS OF PREMISES: 2153 Joyce Boulevard Fayetteville, AR 72703	PDN Number: <u>PS0034664</u>

THIS AMENDMENT is made and entered into between **Joyce Street, LLC**

whose address is: 1200 E. Joyce Blvd  
Fayetteville, AR 72703-5189

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to supplement 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 upon Government execution, as follows:

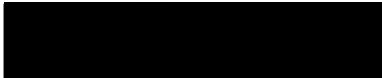
- 1) To provide a Notice to Proceed and provide for an anticipated date of completion.
- 2) To establish the total costs of the Tenant Improvements (TI).
- 3) To restate the TI Allowance as stated in the Lease Agreement; and
- 4) To provide for method of payment of the total TI.
- 5) All other terms and conditions of the lease shall remain in full force and effect.

This Lease Amendment contains 3 pages.

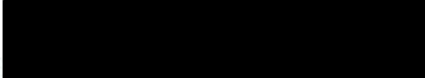
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

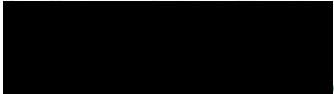
FOR THE LESSOR:

Signature:   
Name: Matthew H. Hargrave  
Title: President  
Entity Name: Joyce Street, LLC  
Date: 5/21/16

FOR THE GOVERNMENT:

Signature:   
Name: Dorey A. Hargrave  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 5-18-16

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: Matt Hargrave  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



1.) Upon this Lease Amendment (LA) being fully executed and delivered by the Government, the Lessor shall consider this a Notice to Proceed (NTP) on the Tenant Improvements for the above referenced lease. The anticipated date of completion of all the Tis is on or before July 25, 2016.

2.) The Government and the Lessor have agreed that the total TI cost shall be \$667,938.71. The total TI cost of \$667,938.71 includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the TI costs on or before the anticipated date of completion.

3.) Per the Lease Agreement, the Tenant Improvement Allowance is \$359,232.00. The Allowance shall be amortized over the first five (5) years of the term at an interest rate of 7.5%.

4.) The Government shall pay for a portion of the total TI cost by amortizing \$359,232.00 over the first five (5) years of the term, monthly in arrears, at an interest rate of 7.5%. All ~~as a portion of~~ the remaining balance of \$328,706.71 [\$667,938.71 (Total TI cost) - \$359,232.00 (TI amortized)] = \$328,706.71 may be paid by lump-sum, in which case, the amortized portion of the rent shall be adjusted accordingly upon the completion and acceptance by the Government of the Tis on a subsequent Acceptance Lease Amendment.

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 Acceptance Lease Amendment. The subsequent Acceptance Lease Amendment shall include the terms and amounts of the scheduled total rent, the annual Shall Rent amount, the annual Operating Cost amount, and the annual amortized TI cost and the amount of the total lump-sum payment.

Upon acceptance of the Tis by the Government, the Lessor may submit for payment of the lump-sum payment. The Lessor agrees that the invoice shall be printed on the same letterhead as the Lessor named on this lease, shall include the Lease number, building address, and a price and quantity of items delivered. The invoice shall reference the PDN number P80034884 and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultdomain.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service at [FW-PaymentSearchSource@gsa.gov](mailto:FW-PaymentSearchSource@gsa.gov).

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

General Services Administration  
FIS and P88 Payment Division (7BCF)  
P.O. Box 17181  
Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Lease Contracting Officer at the following address:

General Services Administration  
Attn: Dusty Griffith  
819 Taylor Street, Room #11A01  
Fort Worth, TX 76102  
Phone: 817.878.4338  
[dusty.griffith@gsa.gov](mailto:dusty.griffith@gsa.gov)

5.) All other terms and conditions of this lease shall remain in full force and effect.

INITIALS:

  
LESSOR

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GOV

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 6</b>  <b>TO LEASE NO. GS-07P-LAR16925</b>
<b>ADDRESS OF PREMISES:</b> 2153 Joyce Boulevard Fayetteville, AR 72703	<b>PDN Number:</b>

**THIS AMENDMENT** is made and entered into between **Joyce Street, LLC.**

whose address is: 1200 E. Joyce Blvd  
Fayetteville, AR 72703-5189

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to supplement 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 upon Government execution, as follows:


- 1) To provide for Building Specific Amortized Capital (BSAC) costs for the purchase, installation and maintenance of the 7 mil shatter resistant window film on all of the exterior windows of the leased space;
- 2) Restate the annual rent; and
- 3) Restate the Broker Commission and Commission Credit.
- 4) All other terms and conditions of the lease shall remain in full force and effect.

This Lease Amendment contains two (2) pages plus Exhibit A (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: White, David  
 Title: President  
 Entity Name: Joyce Street, LLC  
 Date: 8/4/16

**FOR THE GOVERNMENT:**

Signature:   
 Name: Danny G. [unclear]  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
 Date: 8/4/16

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: Linda H. Berger  
 Title: Accountant  
 Date: 8/4/16



1.) Upon this Lease Amendment (LA) being fully executed and delivered by the Government, for purposes of this Lease the Building Specific Amortized Capital (BSAC) is established at \$6,470.31. The Lessor will make the total BSAC amount available to the Government, which will use the funds for the shatter resistant window film as shown in "Exhibit A". This amount is amortized in the rent over the 5-year Firm Term of this lease at an annual interest rate of 7.5 percent.

2.) Subparagraph A of Section 1.03 is hereby restated with the following:

**1.03 RENT AND OTHER CONSIDERATION (SEP 2012)**

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

	FIRM TERM	NON-FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$171,313.73	\$186,211.27
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$86,379.27	\$0.00
OPERATING COSTS <sup>3</sup>	\$64,723.00	\$64,723.00
BUILDING SPECIFIC AMORTIZED CAPITAL <sup>4</sup>	\$1,555.82	\$0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$323,971.82</b>	<b>\$250,934.27</b>

<sup>1</sup>Shell rent (Firm Term) calculation: \$15.00514408 per RSF multiplied by 11,417 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$358,232.00 is amortized at a rate of 7.5 percent per annum over 5 years.

<sup>3</sup>Operating Costs rent calculation: \$5.669002365 per RSF multiplied by 11,417 RSF

<sup>4</sup>Building Specific Amortized Capital of \$6,470.31 is amortized at a rate of 7.5 percent per annum over 5 years.

3.) Section 1.04 is hereby restated with the following:

**1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)**

A. CBRE, Inc. (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. On [REDACTED] of the Commission will be payable to CBRE, Inc. with the remaining [REDACTED] which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$26,997.65 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1<sup>st</sup> Month's Rent.\*

Month 2 Rental Payment \$26,997.65 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2<sup>nd</sup> Month's Rent.\*

Month 3 Rental Payment \$26,997.65 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3<sup>rd</sup> Month's Rent.\*

\* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

4.) All other terms and conditions of this lease shall remain in full force and effect.

INITIALS:

  
LESSOR

&

  
GOV'T



GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 7
LEASE AMENDMENT	TO LEASE NO. GS-07P-LAR16925
ADDRESS OF PREMISES: 2153 Joyce Boulevard Fayetteville, AR 72703	PDN Number: PS0034664

THIS AMENDMENT is made and entered into between Joyce Street, LLC.

whose address is: 1200 E. Joyce Blvd  
Fayetteville, AR 72703-5189

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to supplement 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 upon Government execution, as follows:

1. To accept the Tenant Improvements (TIs) and Building Specific Amortized Capital (BSAC) as substantially complete;
2. To establish the commencement date of the lease term and rental payments;
3. To establish the amount of area leased by the Government;
4. To establish the common area factor;
5. To establish the annual rent amounts;
6. To establish the method of payment of the total Tenant Improvement costs;
7. To establish the percentage of occupancy;
8. To establish the Base Cost of Services;
9. To establish parking in the lease;
10. To establish the Broker Commission and Commission Credit;
11. To establish termination rights;
12. All other terms and conditions of this lease shall remain in full force and effect.

This Lease Amendment contains 5 pages, including Exhibit A, Punchlist (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: [Redacted]

Name: [Redacted]

Title: [Redacted]

Entity Name: [Redacted]

Date: [Redacted]

FOR THE GOVERNMENT:

Signature: [Redacted]

Name: [Redacted]

Title: [Redacted]

Date: [Redacted]

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]

Name: [Redacted]

Title: [Redacted]

Date: [Redacted]

- 1) The Tenant Improvements (TIs) and Building Specific Amortized Capital (BSAC) have been substantially completed and the Government accepts the leased space on September 27, 2016. The Lessor and the Government agree that the requirements specifically identified in the GSA Form 1204 Condition Survey Report, which is depicted in the attached Exhibit "A", have not been met and the Lessor is required to cure these deficiencies by October 14, 2016. Within 7 days of the completion date for the Lessor to cure the deficiencies in Exhibit "A" of this Lease Amendment, the Lessor must coordinate a follow-up inspection with the Lease Contracting Officer to ensure all corrective action has been completed.

In the event of any failure by the Lessor to cure the deficiencies or to provide any required repair or modernization under this lease, the Government will perform the work and deduct those amounts from the rent, including all administrative costs. No extensions will be granted.

- 2) The Commencement Date of the rental shall be September 27, 2016, and shall expire on September 26, 2026, subject to the termination rights set forth in the lease.
- 3) The total square footages of the leased premise is established as 11,417 rentable square feet (RSF), yielding 10,162 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space located on the first floor of the Building.
- 4) The Common Area Factor is established as 1.123499% (11,417 RSF/10,162 ABOA).
- 5) The Government shall pay the Lessor annual rent as follows:

	FIRM TERM	NON-FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$171,313.73	\$186,211.27
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$66,378.27	\$0.00
OPERATING COSTS <sup>3</sup>	\$64,723.00	\$64,723.00
BUILDING SPECIFIC AMORTIZED CAPITAL <sup>4</sup>	\$1,555.82	\$0.00
TOTAL ANNUAL RENT	\$328,971.82	\$250,934.27

<sup>1</sup>Shell rent (Firm Term) calculation: \$15.0861408 per RSF multiplied by 11,417 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$360,232.00 is amortized at a rate of 7.5 percent per annum over 5 years.

<sup>3</sup>Operating Costs rent calculation: \$5.66602368 per RSF multiplied by 11,417 RSF

<sup>4</sup>Building Specific Amortized Capital of \$6,470.31 is amortized at a rate of 7.5 percent per annum over 5 years

- 6) The total cost of the Tenant Improvements and Building Specific Amortized Capital (BSAC) is revised from \$667,936.71 to \$694,409.02. The parties mutually agree that the Tenant Improvement Allowance of \$360,232.00, and the Building Specific Amortized Capital (BSAC) in the amount of \$6,470.31 shall be amortized in the rental over 60 months at 7.5% and providing further, that, the Government shall make a one-time lump sum payment to the Lessor in the amount of \$326,706.71, following the substantial completion of the improvements by the Lessor and the acceptance by the Government. The payment shall be made in accordance with the Prompt Payment Act provision in the lease.
- 7) The Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. The invoice shall reference the number PB0034864 and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/external.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

INITIALS.

LESSOR

A

GOVT



General Services Administration  
 FTS and PBS Payment Division (7BCP)  
 P.O. Box 17181  
 Fort Worth, TX 76102-0181

Lessor also agrees that a copy of the Invoice shall be sent simultaneously to the GSA Lease Contracting Officer at the following address:

General Services Administration  
 ATTN: Dusty Griffith  
 819 Taylor Street, Room # 11A01  
 Fort Worth, TX 76102  
[dusty.griffith@gsa.gov](mailto:dusty.griffith@gsa.gov)

- 8) The percentage of occupancy for Real Estate Tax purposes is established as 53.45% [11,417 RSF / 21,369 RSF X 100].
- 9) For the purposes of Consumer Price Index adjustments as provided in the lease agreement, the Base Cost of Services is established as \$5.66 per RSF (\$4,723.00/annum).
- 10) The number of parking spaces assigned to this lease shall be 60 surface/outside parking spaces reserved for the exclusive use of the Government.
- 11) CBRE, Inc. (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission will be payable to CBRE, Inc. with the remaining [REDACTED] which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment \$26,997.65 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1<sup>st</sup> Month's Rent.\*

Month 2 Rental Payment \$26,997.65 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2<sup>nd</sup> Month's Rent.\*

Month 3 Rental Payment \$26,997.65 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 3<sup>rd</sup> Month's Rent.\*

\* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

- 12) The Government may terminate this Lease, in whole or in part, at any time effective after September 26, 2021 by providing not less than one hundred fifty (150) calendar days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rent shall accrue after the effective date of termination.
- 13) All other terms and conditions of this lease shall remain in full force and effect.

INITIALS:

LESSOR

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GOV