

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
LEASE AMENDMENT	TO LEASE NO. GS-07P-LAR17232
ADDRESS OF PREMISES 3608 Kiehl Avenue Sherwood, AR 72120	PDN Number: PS0034504

THIS AMENDMENT is made and entered into between Central Arkansas Supply System

whose address is: 5317 John F Kennedy Boulevard
North Little Rock, AR 72116

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 change the term Building Specific Amortized Security in the Lease; and
- 2) To incorporate the Design Intent Drawings (DIDs); and
- 3) To provide a Notice to Proceed and provide for an anticipated date of completion; and
- 4) To establish the total costs of the Tenant Improvements and Tenant Specific Security); and
- 5) To restate the Tenant Improvements and Tenant Specific Security Allowance as stated in the Lease Agreement; and
- 6) To provide for method of payment of the total Tenant Improvements and Tenant Specific Security; and
- 7) To modify the requirements for HVAC replacement;
- 8) 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: BYRON MCKINNEY
Title: PRESIDENT
Entity Name: CASSI, INC
Date: 4/25/2016

FOR THE GOVERNMENT:

Signature: 
Name: Lindsey Kilman
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 4/26/2016

WITNESSED FOR THE LESSOR BY: D. [Redacted]

Signature: 
Name: Daniel
Title:
Date: 4/25/2016

1.) All references to the term Building Specific Amortized Capital (BSAC) as stated in the Lease is hereby changed to the term Tenant Specific Security (TSS).

2.) The attached GSA approved Design Intent Drawings ("Exhibit A") dated March 17, 2015 consisting of one (1) page are incorporated into the Lease as Exhibit "A". The Lessor shall remain responsible for the accuracy of the CDs which shall reflect the Government approved DIDs.

3.) 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 (TIs) for the above referenced lease. The anticipated date of completion of all the TIs and TSS is 120 working days from estimated start date of April 15, 2016.

4.) The Government and the Lessor have agreed that the total cost of the TIs and TSS shall be \$512,018.69 as depicted in the TICS table below. The total TI and TSS costs of \$512,018.69 includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the TIs and TSS on or before the anticipated date of completion.

Any changes to the Construction Drawings which result in a financial, conditional, or term change to the lease agreement, of any type, must be approved in writing and in advance of any resulting work performed by the GSA Lease Contracting Officer.

5.) Per the Lease Agreement, the TI Allowance is \$374,567.82 and the TSS Allowance is \$9,000.00 (actual TSS per the TICS table is \$6,867.52). The Allowances shall be amortized over the first five (5) years of the term at an interest rate of 7.00%. The total amount of the TI and TSS Allowance to be amortized is \$381,435.34 (\$374,567.82 + \$6,867.52 = \$381,435.34). The Government retains the right to buy-down all or a portion of the BSAC Allowance.

6.) The Government shall pay for a portion of the total TI and TSS cost by amortizing \$381,435.34 over the first five (5) years of the term, monthly in arrears, at an interest rate of 7.00%. All or a portion of the remaining balance of \$130,583.35 [\$512,018.69 (Total TI and TSS cost) – \$374,567.82 (TI amortized) – \$6,867.52 (TSS amortized) = \$130,583.35] may be paid by lump-sum, in which case, the amortized portions of the rent shall be adjusted accordingly upon the completion and acceptance by the Government of the TIs and TSS on a subsequent Acceptance Lease Amendment.

Upon the completion of the TI and TSS 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 Shell Rent amount, the annual Operating Cost amount, and the annual amortized TI and TSS cost (if any) 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 number PS 0034504 and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service at FW-PaymentSearch.finance@gsa.gov.

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

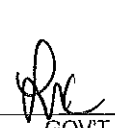
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

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: Lindsay Killian
819 Taylor Street, Room 11A
Fort Worth, TX 76102
Phone: 817.978.0837
lindsay.killian@gsa.gov

INITIALS:


LESSOR


GOVT