## GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT ADDRESS OF PREMISES J.L. Henley Federal Building 402 N Walnut, Harrison, AR 72601-3630 LEASE AMENDMENT No.1 TO LEASE NO. GS-07P-LAR17499 PDN Number:

THIS AMENDMENT is made and entered into between

RGR, Inc.

whose address is:

1918 N 11th Street,

Muskogee, OK 74401-3507

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 accept the Security Improvements as substantially complete; and to establish the annual rental amounts; and Provide "as-built" drawings; and all other terms and conditions of the Lease shall remain in full force and effect.

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 March 1, 2017 as follows:

## A.) The Government shall pay the Lessor annual rent as follows:

From the completion date of the BSAC items, March 1, 2017 through February 28, 2022 the total annual rent shall be \$560,680.13 at the rate of \$46,723.34 paid monthly in arrears. The total annual rent consists of Shell Rent of \$340,642.32, annual Operating Costs of \$198,450.00, plus future annual CPI adjustments as stated in the Lease/Request for Lease Proposal. The total BSAC amount is \$90,852.30, amortized over five(5) years at 7% interest. The annual BSAC amount is \$21,587.81.

From March 1, 2022 through September 30, 2026 the total annual rent shall be \$539,092.32 at the rate of \$44,924.36 paid monthly in arrears. The total annual rent consists of Shell Rent of \$340,642.32, annual Operating Costs of \$198,450.00, plus future annual CPI adjustments as stated in the Lease/Request for Lease Proposal.

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 LE	SSOR:	FOR THE CONTENTS
Signature: Name: Title: Entity Name: Date:	President RGR, Inc. 4/11/2017	Signature: Name: Title: Lease Contracting Officer GSA, Public Buildings Service, Date:

## WITNESSED FOR THE LESSOR BY:

Signature: Name:	Adam Lambert	-
Title:	Property Manager	_
Date:	4/11/2017	

- B.) Floor Plans after Occupancy (as-builts):
  - 1.)The Lessor shall provide the Government with Computer-Aided Design (CAD) files of "as-built floor plans" showing the space under lease, as well as corridors, stairways, and core areas to the Contracting Officer. The plans shall have been generated by a CAD program which is compatible with the latest release of AutoCAD. The required file extension is DWG.
  - 2.) Clean and purged files shall be submitted on CD-ROM. They shall be labeled with building name, address, list of drawing(s), date of the drawing(s), and Lessor's architect and phone number.
- C.) All other terms and conditions of the Lease shall remain in full force and effect.

INITIALS:

Lease Amendment Form 12/12