

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 04 TO LEASE NO. GS-04P-LFL00182
ADDRESS OF PREMISES BENNINGTON BUILDING 3555 MAGUIRE BOULEVARD ORLANDO, FL 32803-3762	PDN Number: NA

THIS AMENDMENT is made and entered into between

whose address is: G&C OC INVESTORS, LLC
 3165 MCCRORY PLACE STE 100
 ORLANDO, FL 32803-3727

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 provide accept all substantially complete tenant improvements, to commence the tenant improvement rent, and to extend the lease term to cover amortized tenant improvements.

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 December 16, 2017 as follows:

A. Paragraph "LEASE TERM" of the GSA Form L100 is hereby amended as follows:

" To Have and to Hold, the said Premises with its appurtenances for the term beginning on October 1, 2017 and continuing for a period of TEN (10) YEARS and 2.5 MONTHS, TEN (10) YEARS and 2.5 MONTHS FIRM through December 15, 2027 subject to termination and renewal rights as may be hereinafter set forth."

B. Paragraph 1.03 (A) of the GSA Form L100, "RENT AND OTHER CONSIDERATION (SEP 2015)" is hereby amended as follows:


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

This Lease Amendment contains two (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: Mark E. Corlew
 Title: Manager
 Entity Name: G&C OC Investors, LLC
 Date: 1/12/18

FOR THE GOVERNMENT:

Signature: 
 Name: Kaitra E. Harris
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 1/25/2018

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Melissa Hendrix-Perez
 Title: Admin
 Date: 1/12/18

	FIRM TERM	FIRM TERM
	10/1/2017 -12/15/2017	12/16/2017 - 12/15/2027
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$335,392.74	\$335,392.74
TENANT IMPROVEMENTS RENT ²	\$ 0.00	\$ 77,694.31
OPERATING COSTS ³	\$ 144,883.26	\$ 144,883.26
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 0.00	\$ 0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$ 480,276.00	\$ 557,970.31

¹Shell rent calculation:

(Firm Term) \$12.57 per RSF multiplied by 26,682 RSF

²Tenant Improvements of \$533,640.00 is amortized at a rate of 8 percent per annum over ten (10) years.

³Operating Costs rent calculation: \$5.43 per RSF multiplied by 26,682 RSF. Operating cost is not inclusive of 2017 CPI

⁴Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of 0 percent per annum over ten (10) years

⁵Parking costs described under sub-paragraph I below

C. Paragraph 1.13 of the GSA Form L100, "REAL ESTATE TAX BASE (SEP 2013)" is hereby added to the lease as follows:

"The Real Estate Tax Base is defined in the "Real Estate Tax Adjustment" paragraph of the Lease. Tax adjustments shall not occur until the tax year following lease commencement has passed."

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

Exhibits: N/A

INITIALS:

WEC
LESSOR

&

VEA
GOVT