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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE | LEASE AMENDMENT No. 1 |
| | TO LEASE NO. GS-04P-LFL60022 |
| LEASE AMENDMENT | |
| ADDRESS OF PREMISES: St. Augustine Professional Complex 2002 Old St. Augustine Road Building B Tallahassee, FL 32311-5314 | PDN Number: |

USE OF THE GSA FORM 276 SUPPLEMENTAL LEASE AGREEMENT HAS BEEN DISCONTINUED. ALL REFERENCES IN THE LEASE TO "GSA FORM 276" OR SUPPLEMENTAL LEASE AGREEMENT SHALL BE NOW HEREBY CONSTRUED TO MEAN "LEASE AMENDMENT"

THIS AMENDMENT is made and entered into between: Protective Life Insurance.

whose address is: 2801 Highway 280S
Birmingham, AL 35223-2407

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective 09/01/2015 as follows:

Section 1.03 of the lease shall be amended as follows:

- A. Lessor shall provide all labor and materials necessary to reconfigure space and upgrade the security system as detailed in the Scope of work provided in the above mentioned space. Subsequent to the acceptance by the Government the above TI in the amount of \$159,099.00 will be added to the rent in installments as shown below.
- B. The Government shall pay the lessor annual rent, payable in monthly installments in arrears, at the following rates:

| TERM 04/01/2014 – 03/31/2024 | 09/01/2015 – 03/31/2019 | 04/01/2019 – 03/31/2024 |
|---------------------------------------|-------------------------------------|-------------------------------------|
| | 14,846 RSF / 14,087 ABOA | 14,846 RSF / 14,087 ABOA |
| SHELL RENT ¹ | \$102,140.48 | \$102,140.48 |
| TENANT IMPROVEMENTS RENT ² | \$51,214.15 | \$0.00 |
| OPERATING COSTS ³ | \$114,908.04 | \$114,908.04 |
| TOTAL ANNUAL RENT | \$268,262.67 | \$217,048.52 |

¹Shell rent calculation:

(Firm Term) \$6.88 per RSF multiplied by 14,846 RSF

²The Tenant Improvement Allowance of \$159,099.00 is amortized at a rate of 8 percent per annum over 43 months.

³Operating Costs rent calculation: \$7.74 per RSF multiplied by 14,846 RSF.

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: _____
Title: Vice President
Entity Name: Protective Life Insurance Company
Date: 8/18/15

FOR THE LESSEE
Signature: _____
Name: _____
Title: _____
GSA, Public Buildings Service,
Date: 8/25/15

WITNESS
Signature: _____
Name: _____
Title: Sr. PostHalia Analyst
Date: 8/18/15

INITIALS: AL LESSOR & JS GOVT