

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 5
LEASE AMENDMENT	TO LEASE NO. GS-04P-LFL60236
ADDRESS OF PREMISES 1750 NW 40 th Avenue Lauderhill, FL 33313-5008	

THIS AMENDMENT is made and entered into between

RP Ft. Lauderdale, LLC

whose address is: 445 Bishop Street
Suite 200
Atlanta, GA 30318-4303

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 start rent payments and add lease language,

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 April 10, 2018 as follows:

TO HAVE AND TO HOLD the said Premises with its appurtenances for the term beginning on April 10, 2018 and continuing for a period of 15 years, 10 years firm, expiring on April 9, 2033.

Paragraph 1.03 of the lease is hereby amended, as follows:

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: [Redacted]
Name: John W. Braswell
Title: Member
Entity Name: RP Ft. Lauderdale LLC
Date: 4/13/18

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: Gregory T. Trimbale
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 4/13/2018

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: Michael Worrell
Title: Project Coordinator
Date: 4/13/18

1.03 RENT AND OTHER CONSIDERATION (SEP 2013)

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

(14,500) OFFICE BUILDING	APRIL 10, 2018- APRIL 9, 2028 FIRM TERM	APRIL 10, 2028- APRIL 9, 2033 NON-FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$378,450.00	\$406,000.00
TENANT IMPROVEMENTS RENT ²	\$68,162.39	\$0.00
OPERATING COSTS ³	\$87,295.80	\$87,295.80
BSAC ⁴	\$5,418.64	\$0.00
TOTAL ANNUAL RENT	\$539,326.83	\$493,295.80

¹Shell rent calculation:

(Firm Term) \$26.10 per RSF multiplied by 14,500 RSF (rate may be rounded)

(Non-Firm Term) \$28.00 per RSF multiplied by 14,500 RSF (rate may be rounded)

²The Tenant Improvement Allowance:

\$661,034.24 is amortized at a rate of 4% percent per annum over 10 years

³Operating Costs rent calculation:

\$6.02 per RSF multiplied by 14,500 RSF (rate may be rounded)

⁴BSAC rent calculation: \$44,600.00 is amortized at a rate of 4% percent per annum over 10 year

*65 surface parking spaces are included in the rates

The rent for the two warehouse buildings, as indicated in LA 3, will commence upon substantial completion and acceptance of the warehouse space by the Government.

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

INITIALS:


LESSOR

&


GOV'T