

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 4

TO LEASE NO. GS-04B-61178

ADDRESS OF PREMISES Village Center Mall, 169 Village Center Road, Suite 189, Harlan, KY 40831-1718

THIS AGREEMENT, made and entered into this date by and between **Village Center, LLC, d/b/a Village Center Mall** whose address is 400 Village Center, Harlan, KY 40831-1804

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 7/1/2012, as follows:

SLA 4 is amends the total for Tenant Improvements; adjusts the rental rate and the lease commission as follows:

Paragraph 1.03A is amended as follows:

	Years 1 - 5 July 1, 2012 - June 30, 2017		Years 6 - 10 July 1, 2017 - June 30, 2022	
	Annual Rent	Annual Rate / RSF	Annual Rent	Annual Rate / RSF
Shell Rental Rate	\$69,780.19	\$12.39	\$69,780.19	\$12.39
Tenant Improvements Rental Rate	\$26,729.15	\$4.75	\$ZERO	\$ZERO
Operating Costs	\$35,031.04	\$6.22	\$35,031.04	\$6.22
Building Specific Security Costs	\$NA	\$NA	\$N/A	\$N/A
Full Service Rate	\$131,540.38	\$23.36	\$104,811.23	\$18.61

Paragraph 1.09 is amended to reflect the T/I as \$115,215.01 (in lieu of \$193,727.95) at 6% for 5,181 ABOASF /5,632 RSF or \$26,729.15 p/a.

-Paragraph 1.04 is amended as follows:

Broker Commission and Commission Credit BROKER COMMISSION AND COMMISSION CREDIT Studley, Inc ("Broker") is the authorized real estate broker representing GSA in connection with this lease

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IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR

Signature: _____

Name: Darby Bennett

Title: Managing Member

Entity Name: Village Center, LLC

Date: 9-27-12

FOR THE GOVERNMENT

Signature: _____

Name: Sh...

Title: Lease Contracting Officer
GSA, Public Buildings Service

Date: 09/27/12

WITNESSED FOR THE LESSOR BY

Signature: _____

Name: _____

Title: HR

Date: 9-27-12

