

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT 517 BROADWAY ST., SUITE 200 PADUCAH, KY 42001-6824	LEASE AMENDMENT No. <u>2</u>
	TO LEASE NO. GS-04B-62451
	PDN Number: N/A

THIS AMENDMENT is made and entered into between **PEM ENTERPRISES INC.**

whose address is: **517 BROADWAY ST.
PADUCAH, KY 42001-6824**

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 **10/01/2013** as follows:

- The purpose of this Lease Amendment is to establish a beneficial occupancy date of **10/01/2013** for the above noted Lease Number/Contract Number.
- Increase the total amount of Tenant Improvement Allowance from \$79,733.92 to \$89,320.14 for the additional items stated below:
 - o Transaction window alteration - [REDACTED]
 - o Additional light switch - [REDACTED]
 - Additional cost shall be amortized in the rent over the firm term.

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: [REDACTED]
Title: President
Entity Name: PEM Enterprises, Inc.
Date: 10-30-13

FOR THE

Signature: [REDACTED]
Name: [REDACTED] S. Tucker
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 11/6/13

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Date: 10/29/13

- Section 1.03.A. (Rent and Other Consideration) shall be deleted in its entirety and replaced by the following:

	Firm Term	Non- Firm Term
	10/1/13 - 9/30/18	10/1/18 - 9/30/23
	Year 1-5	Year 6-10
Shell	\$ 18,267.20	\$ 18,267.20
Operating	\$ 9,800.00	\$ 9,800.00
TI	\$ 19,860.75	\$ -
Total	\$ 47,927.95	\$ 28,067.20

- Shell rent calculation: \$8.10 prsf multiplied by rsf of 2,254
 - Operating rent, excluding annual CPI, calculation: \$4.35 prsf multiplied by rsf of 2,254
 - Tenant Improvement Allowance of \$89,320.14 is amortized at a rate of 4.25% per annum over firm term
- * All per square foot rates are rounded values

- Section 1.08 (Tenant Improvement and Pricing – Streamlined – Sept 2011) shall be deleted in its entirety and replaced by the following:
 - o The Lessor has agreed to total Pricing of **\$89,320.14** based on the approved DID's included in Exhibit F and approved additional change orders stated above. This amount is amortized in the rent over the Firm Term of this lease at an interest rate of 4.25 percent per year.
 - o The Government shall have the right to make lump sum payment for any or all of the TI work.

INITIALS: CWP & ATP
 LESSOR GOVT