

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u>02</u>
	TO LEASE NO. <u>GS-04P-LMS00399</u>
LEASE AMENDMENT ADDRESS OF PREMISES	PDN Number: N/A
SUNCOM BUILDING 111 EAST CAPITOL STREET JACKSON, MS 39201-2108	

THIS AMENDMENT is made and entered into between HERTZ JACKSON FOUR, LLC

whose address is: 188 EAST CAPITOL STREET, JACKSON, MS 39201-0000

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 February 01, 2018 as follows:

The purpose of this Amendment is to (1) reduce Tenant Improvements established in the Lease; (2) clarify the rent terms; and, (3) delete unnecessary references to Tenant Improvements. To accomplish this, Paragraphs 1.03, 1.06 and 1.07 of the Lease are amended as follows:

1. Paragraph 1.03 (*Rent and Other Considerations*) is hereby amended:

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

	Firm Term 2/01/2018 - 1/31/2023	Non-Firm Term 2/01/2023 - 1/31/2028
Shell Rent ¹	\$191,953.44	\$191,953.44
Operating Cost ²	\$69,238.68	\$69,238.68
Parking ³	\$ 0.00	\$ 0.00
Total Annual Rent	\$261,192.12	\$261,192.12


¹ Shell Rent calculation: \$14.30 per RSF (rounded to 2-decimals), multiplied by 13,427-sf stated under Paragraph 1.01;
² Operating Rent calculation: \$5.16 per RSF (rounded to 2-decimals), multiplied by 13,427-sf stated under Paragraph 1.01;
³ Parking Rate is \$0.00 per Paragraph 1.03, sub-paragraph i.

This Lease Amendment contains 2 page(s).

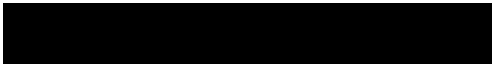
All other terms and conditions of the lease shall remain in force and effect.

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


FOR THE LESSOR:

Signature: 
Name: James M. Ingram
Title: EVP + CIO
Entity Name: Hertz Jackson Four, LLC
Date: February 22, 2018

FOR THE GOVERNMENT:

Signature: 
Name: Eugene B. Wright
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 2-23-2018

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Annalyn Welsh
Title: Asst. Property Manager
Date: 2/22/18

D. Intentionally Deleted.

2. Paragraph 1.06 (*Tenant Improvement Rent Adjustment*) is deleted in its entirety.
3. Paragraph 1.07 (*Tenant Improvement Fee Schedule*) is deleted in its entirety.

INITIALS:  LESSOR &  GOVT