

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-04P-LMS61580
ADDRESS OF PREMISES 1901 Broadway Drive Hattiesburg, MS 39401	

THIS AGREEMENT made and entered into this date by and between: **Sturncor Investment Group, LLC**

whose address is 200 Grove Park Lane, #820
Dothan, Alabama 36305-5912

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 December 18, 2016 as follows:

- The Lessor hereby leases to the Government the following described premises: A total of 18,360 Rentable Square Feet (RSF) of office and related space, yielding 16,680 ANSI/BOMA Office Area Square Feet (ABOASF)
- To have and to hold the said premises with their appurtenances for the term beginning on December 18, 2016 through December 17, 2026, subject to termination rights as set forth in the lease.
- The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears as follows:

	Firm Term Years 1-5 December 18, 2016 – December 17, 2021	Non-Firm Term Years 6-10 December 18, 2021 – December 17, 2026
	Annual Rent	Annual Rent
Shell Rental Rate	\$226,212.24	\$226,212.24
Operating Costs	\$114,750.00	\$114,750.00
BSAC	24,319.83	\$00.00
Tenant Improvement	\$104,550.33	\$00.00
Full Service Rate	\$469,832.40	\$340,962.24

- The Government may terminate this lease at any time after December 17, 2021, in whole or in part, by giving at least thirty (30) days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

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

This Lease Amendment contains (1) pages.

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

FOR THE LESSOR:

Signature: 
 Name: Lora L. Johnson
 Title: Member
 Entity Name: Sturncor Investment Group LLC
 Date: 10 February 2017

FOR THE GOVERNMENT:

Signature: 
 Name: Shontise C. Mangham
 Title: Lease Contracting Officer
GSA, PBS Leasing Division (4PR1C)
 Date: 02/10/17

WITNESSED FOR LESSOR BY:

Signature: 
 Name: Allison Hall
 Title: _____
 Date: 2-10-2017