

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. GS-04P-LSC60097

ADDRESS OF PREMISES: 1975 Castle Rock Drive, Sumter, South Carolina 29153-1944

THIS AGREEMENT, made and entered into this date by and between: Jadco of Sumter, LLC.

whose address is: 1770 Camden Highway, Sumter, South Carolina 29153-8233

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 considerations, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective October 1, 2014, as follows:

Paragraph 1.01 is hereby amended to further define the premises described under Exhibit A GSA Form 1364A:

The Lessor hereby leases to the Government the following described premises a total of 3,261 rentable square feet (RSF) of office and related space, yielding 2,836 ANSI/BOMA office area square feet (ABOASF) and a total of 23 surface parking spaces located at 1975 Castle Rock Drive, Sumter, South Carolina 29153-1944.

Block A: 1,306 rentable square feet (1,136 ANSI/BOMA) of office and related space occupied by the [REDACTED] with onsite parking provided for eight (8) vehicles.

Block B: 1,955 rentable square feet (1,700 ANSI/BOMA) of office and related space occupied by the [REDACTED] with onsite parking provided for fifth-teen (15) vehicles.

Paragraph 1.03 is hereby amended to add the cost break down associated with rental consideration for the term of this lease:

The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

	Firm Term 10/01/2014 - 9/30/2019 Annual Rent	Non Firm Term 10/01/2019 - 9/30/2024 Annual Rent
Shell Rent	\$33,881.79	\$33,881.79
Operating Rent	\$23,185.71	\$23,185.71
Tenant Improvement	\$2,217.48	\$0.00
Total Annual Rent	\$59,284.98	\$57,067.50

	Ansi/Boma	RSF	Shell Rate PRSF	Operating Rate PRSF	TI Rate PRSF	Rate PRSF	Annual Rent	Monthly Payment
Block A	1,136	1,306	\$10.39	\$7.11	\$0.00	\$17.50	\$22,855.00	\$1,904.58
Block B	1,700	1,955	\$10.39	\$7.11	\$1.15 ¹	\$18.65 ²	\$36,429.98	\$3,035.83

¹All rates above are rounded and rent shall not be adjusted for changes in taxes or operating costs.

²The Tenant Improvement Allowance of \$10,132.46 is amortized at a rate of 4 percent per annum over 5 years (60 months), and will drop after the firm term 10/01/2014 - 9/30/2019.

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

[REDACTED SIGNATURE]

Signature

Name:

Title:

Entity Name:

Date:

MANAGER
JADCO OF SUMTER LLC
10/14/14

FOR THE

[REDACTED SIGNATURE]

Signature

Name: Lester Harris

Title: Lease Contracting Officer

GSA, Public Buildings Service

Date:

10/14/14

WITNESSES

[REDACTED SIGNATURE]

Signature:

Name:

Title:

Date:

Administrative Assistant
10/14/14