

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LSC62308
ADDRESS OF PREMISES Westpark Center II 107 Westpark Boulevard Columbia, SC 29210-3871	GSA Building Number: SC2136ZZ
	PDN Number:

THIS AMENDMENT is made and entered into between Westpark Center Associates, LLC, hereinafter called the Lessor, whose address is:
**111 Stonemark Lane, Suite 200
Columbia, SC 29210**

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

WHEREAS, the parties hereto desire to amend the above Lease to establish the beneficial occupancy date; rental rates; and parking rates.

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 **June 12, 2014** to establish beneficial occupancy and lease term of Lease **GS-04P-LSC62308**. Paragraphs entitled "Lease Term" and sub-paragraph 103 (A) "Rent and Other Considerations", are deleted in their entirety and the following substituted therefore:

- A. The Lessor hereby leases to the Government a total of **22,767 RSF / 20,148 ABOASF** located at 107 Westpark Boulevard, Columbia, SC 29210-3871, together with five (5) structured parking spaces
- B. **TO HAVE AND TO HOLD** the said premises with their appurtenances for ten (10) years, five (5) years firm term, beginning on April 1, 2014 through March 31, 2049: *2024. m.d.g.m*
- C. Paragraph 1.03 (A). The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, based on **22,767 RSF** as follows:

	04/01/2014 – 06/30/2014 ⁴	07/01/2014 – 3/31/2019	04/01/2019 – 3/31/2024
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$355,848.21	\$332,398.20	\$332,398.20
OPERATING COSTS ²	\$81,428.97	\$94,938.39	\$94,938.39
STRUCTURED PARKING ³	\$ 0	\$38,913.00	\$38,913.00
TOTAL ANNUAL RENT	\$437,277.18	\$466,249.59	\$466,249.59

¹Shell rent calculation:
(Firm Term) \$14.60 per RSF multiplied by 22,767 RSF
(Non Firm Term) \$14.60 per RSF multiplied by 22,767 RSF
²Operating Costs rent calculation: \$4.17 per RSF multiplied by 22,767 RSF. Operating rent is subject to annual CPI adjustment commencing 2015 through 2024.
³5 Structured Parking Spaces multiplied by \$7,782.60 per space per year.
⁴Shell Rent and Operating Costs to reconcile prior expired lease which was in holdover after 3/31/2014.

This Lease Amendment contains {1} page.
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.

[Redacted Signature] FOR THE G
Signature: [Redacted]
Name: [Redacted]
Title: [Redacted]
Date: [Redacted]

Title: *Authorized member*
Entity Name: *Westpark Center Associates, LLC*
Date: *6/12/14*

Title: *GSA, Public Buildings Service,*
Date: *7-7-14*

WITNESSED BY [Redacted]
Signature: [Redacted]
Name: [Redacted]
Title: *Notary Public*
Date: *6/12/14*

