

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		LEASE AMENDMENT No. 1
LEASE AMENDMENT		TO LEASE NO. GS-04P-LTN00690
ADDRESS OF PREMISES	KINGSPORT GSA REALTY 8633 SOUTH BAY DRIVE ORLANDO, FL 32819-4948	PDN Number: N/A

THIS AGREEMENT made and entered into this date by and between: **KINGSPORT GSA REALTY**

whose address is **8633 SOUTH BAY DRIVE
ORLANDO, FL 32819-4948**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government.

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 **May 1, 2018** as follows:

The purpose of this Lease Amendment is to establish beneficial occupancy of the Premises and start shell and operating expenses upon the Government's execution of this Lease Amendment only until the Tenant Improvement (TI) items have been completed.

- The Lessor hereby leases to the Government the following described premises: A total of 22,848 Rentable Square Feet (RSF) of office and related space, yielding 20,550 ANSI/BOMA Office Area Square Feet (ABOASF) with a common area factor (CAF) established as 1.11 percent.
- To have and to hold the said premises with their appurtenances for the term beginning on May 1, 2018 through April 30, 2028, 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 05/01/2018 - 04/30/2023	NON-FIRM TERM 05/05/2023 - 04/30/2028
SHELL RENT ¹	\$411,284.00	\$491,232.00
OPERATING COSTS ²	\$171,360.00	\$171,360.00
TENANT IMPROVEMENTS COSTS ³	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$582,644.00	\$662,594.00

¹Shell rent calculation:

(Firm Term) \$18.00 per RSF multiplied by 22,848 RSF stated under paragraph 1.01.

(Non-Firm Term) \$21.50 per RSF multiplied by 22,848RSF stated under paragraph 1.01

²Operating Costs rent calculation: \$7.50 per RSF multiplied by 22,848 RSF stated under paragraph 1.01

³Tenant Improvements (TI) of \$845,246.16 are amortized at a rate of 8 percent per annum over 05 years. (TI will be paid after completion of alteration project in the space.)

- The Government may terminate this lease at any time after **April 30, 2023**, in whole or in part, by giving at least ninety (90) days' notice in writing to the Lessor and no rental shall accrue after the effective date of termination.

This Lease Amendment contains two (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: EDMUND C. WLOEMALSKI

Title: GP

Entity Name: KINGSPORT GSA REALTY

Date: 8/29/18

FOR THE GOVERNMENT:

Signature: [Redacted]

Name: Shontise Mangham

Title: Lease Contracting Officer

GSA, PBS Leasing Division (4PLT)

Date: 08/29/18

WITNESSED FOR LESSOR BY:

Signature: 

Name: Christopher Wickman

Title: Authorized Agent

Date: 8/29/19

INITIALS: _____
LESSOR

&

Jan
GOVT