

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04B-60130
ADDRESS OF PREMISES 1885 SHADY BROOK STREET COLUMBIA TN 38401-3945	PDN Number:

THIS AMENDMENT is made and entered into between [REDACTED]

whose address is: [REDACTED]

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 September 12, 2014 as follows:

Page 1, "Lease Term" of the lease contract has been modified as follows:

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning September 12, 2014 to September 11, 2024 for a period of

10 Years, 5 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

This Lease Amendment contains 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:

[REDACTED]

Title: Owner Partner
Entity Name: 1885 Shady Brook
Date: 8.28.14 8.28.14

FOR THE GOVERNMENT:

[REDACTED]

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: August 29, 2014

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: Vickie Allen
Title: _____
Date: 8-28-14

Paragraph 1.03 and 1.13 has been amended as follows:

1.03 RENT AND OTHER CONSIDERATIONS (SEP 2013)

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

	FIRM TERM 09/12/2014-09/11/2019	NON FIRM TERM 09/12/2019-09/11/2024
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$136,484.60	\$136,484.60
TENANT IMPROVEMENTS RENT ²	\$ 11,371.57	\$0.00
OPERATING COSTS ³	\$ 44,472.62	\$ 44,472.62
TOTAL ANNUAL RENT	\$192,328.79	\$180,957.22

¹Shell rent calculation:

(Firm Term) \$12.96 (rounded) per RSF multiplied by 10,533 RSF

(Non Firm Term) \$12.96 (rounded) per RSF multiplied by 10,533 RSF

²The Tenant Improvement Allowance of \$56,857.85 is amortized at a rate of 0 percent per annum over 5 years.

³Operating Costs rent calculation: \$4.22 (rounded) per RSF multiplied by 10,533 RSF

1.13 OPERATING COST BASE (SEP 2013)

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be \$4.22 per RSF (rounded) (\$44,472.62/annum).

-----LAST PAGE-----

INITIALS:

L.D.
M.D.

LESSOR

&

GC
GOVT