

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LTN60195
ADDRESS OF PREMISES 959 Ridgeway Loop Road Suite 100 Memphis, TN 38119-3900	PDN Number: _____

THIS AMENDMENT is made and entered into between **Boyle 959, LLC**

whose address is: 5900 Poplar Avenue, Suite 100
 Memphis, TN 38119-3900

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

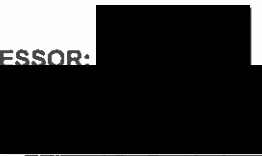
WHEREAS, the parties hereto desire to amend the above Lease.

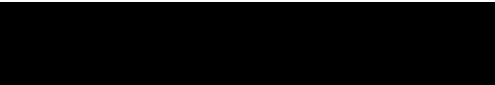
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon the full execution of this amendment as follows:


- 1) To provide for a Notice to Proceed for Construction of the Tenant Improvements (Tis); and

This Lease Amendment contains 4 pages plus Exhibit A.

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

FOR THE LESSOR: 
 Signature: _____
 Name: Mark J. Halperin
 Title: Manager
 Entity Name: Boyle 959, LLC
 Date: 08/23/2018

FOR THE GOVERNMENT: 
 Signature: _____
 Name: Shontise C. Mangham
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 08/24/18

WITNESSED FOR THE LESSOR BY: 
 Signature: _____
 Name: KATHY J. VAMBERG
 Title: Senior Vice President
 Date: 08/23/2018

- 2) To establish the total cost of the Tenant Improvements; and
- 3) To state the Tenant Improvement Allowance; and
- 4) To provide for the method of payment of the total TIs costs; and
- 5) All other terms and conditions remain in full force and effect.

See Attached

INITIALS  & 
LESSOR GOVT

1.) Upon this Lease Amendment (LA) being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the construction and installation of the TIs required in the leased premises. Additionally, the cost associated with the TIs depicted in Exhibit "A" titled the "Tenant Improvement Cost Summary" (TICS). The total TI cost is \$38,855.00. The anticipated date of completion of all the TIs is on or before October 30, 2018.

2.) The Government and the Lessor have agreed that the total cost of the Tis shall be \$38,855.00. The total TI cost of \$38,855.00 includes all fees including by not limited to general and administrative costs, project management fees, profit, overhead, and any and all other fees associated with the completion of the TI on or before the anticipated date of completion.

Any changes to the scope of work which will result in a financial, conditional, or term change to the lease agreement, of any type, must be approved, in writing, and in advance of any resulting work performed by the Lessor, by the GSA Contracting Officer.


3.) The Tenant Improvement Allowance (TIA) per the Lease Agreement is \$552,005.16. The total amount of the TIs is \$38,855.00. The total TI cost of \$38,855.00 shall be amortized over the firm term of the lease and more specifically the first five (5) years of the term at an interest rate of 6.0%.

4.) Upon the completion of the TI construction and the acceptance of the space by the Government, the subsequent space Acceptance Lease Amendment, with the exact amount of the TI costs, will be determined by the Government. The Lessor shall be paid for the total amount of the TIs using a combination of amortized allowances and a lump-sum-payment if necessary. The subsequent space Acceptance Lease Amendment shall include the terms and amounts of the scheduled total rent, including the breakdown of the annual Shell Rent amount, the annual Operating Cost amount (plus CPI adjustments), and the annual amortized TI costs, and the amount of the total lump-sum payment to the Lessor, if any. Lessor may then submit for the lump-sum-payment.

5.) All other terms and conditions of this lease shall remain in full force and effect.

INITIALS  LESSOR &  GOVT

EXHIBIT A
Lease Amendment No. 1 to Lease No. GS-04P-LTN60195

TENANT IMPROVEMENTS COST SUMMARY (TICS)				
	GTN0101 / LTN60195 FDA- for Memphis		ABOA SF=	10,794
	Agency:	FDA - Memphis	TIA PER ABOA SF=	\$ 51.14
July 9, 2018	Location: Memphis, TN 38120		TOTAL TIA	\$ 552,005
	RU Factor	1.14	RSF=	12,305
Masterformat CSI	System Elements		TI*	SHELL**
Div 1	General Requirements		\$ -	\$ -
Div 2	Site work & Demolition		\$ -	\$ 2,050.00
Div 3	Concrete		\$ -	\$ -
Div 4	Foundations / Masonry		\$ -	\$ -
Div 5	Metals		\$ -	\$ -
Div 6	Woods & Plastics		\$ -	\$ -
Div 7	Thermal & Moisture		\$ -	\$ -
Div 8	Doors & Windows		\$ -	\$ -
Div 9	Finishes		\$ 32,705.00	\$ -
Div 10	Specialties		\$ -	\$ -
Div 11	Equipment		\$ -	\$ -
Div 12	Furnishings		\$ 6,150.00	\$ -
Div 13	Special Construction		\$ -	\$ 1,250.00
Div 15	General Construction		\$ -	\$ -
Div 21	Fire Suppression		\$ -	\$ -
Div 22	Plumbing		\$ -	\$ -
Div 23	HVAC		\$ -	\$ -
Div 26.1	Electrical		\$ -	\$ -
Div 26.2	Lighting		\$ -	\$ -
Div 27	Communications, Security & Other Elec. Systems		\$ -	\$ -
Div 28.1	Electrical safety & Security		\$ -	\$ -
Div 28.2	Security		\$ -	\$ -
Div 32	Exterior		\$ -	\$ -
Subtotal	Trade Costs		\$ 38,855.00	\$ 3,300.00
Subtotal	General Contractor Fee Construction Costs		Percent \$ -	\$ -
			\$ 38,855.00	\$ 3,300.00
Subtotal	Architectural & Engineering Fees (NIC DID costs)		\$ -	\$ -
	Other Lessor Soft Costs***		\$ -	\$ -
	Taxes		0.00% \$ -	\$ -
Subtotal	Lessor's Costs:		\$ 38,855.00	\$ 3,300.00
Total	Lessor's Overhead and Profit		Percent \$ -	\$ -
	Price to Government:		\$ 38,855.00	\$ 3,300.00
	Cost per ABOA SF		\$ 3.60	\$ 0.31
	Cost per RSF		\$ 3.16	\$ 0.27
Notes: * Include all subcontractors' costs. ** Shell and core work items within tenant space will include those items for a warm lit shell. Please refer to the DEFINITIONS table in the work book for the breakdown. *** Other Lessor Soft Costs typically project management, mortgage banking fee, counsel, travel, appraisal, permits, etc. Provide separate breakdown separately or within the INPUT PROJECT INFO worksheet.				