

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-04B-61062
ADDRESS OF PREMISES 717 Kings Lane, Tullahoma, TN 37388-6429	PDN Number:

THIS AMENDMENT is made and entered into between **MSDG Tullahoma, LLC**
 whose address is: 2600 Chandler Drive,
 Bowling Green, KY
 42104-6201

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 **October 1, 2013** as follows:

Paragraph 2 is amended to reflect the lease term as October 1, 2013 - September 30, 2023.
 Paragraph 3 is deleted and replaced as follows:

The Government shall pay the Lessor annual rent of:

Term	Annual Rent	Rate per RSF	Rate per OASF	Monthly
10/1/13 - 9/30/18	\$ 214,866.00	\$25.95	\$29.84	\$ 17,905.50
10/1/18 - 9/30/23	\$ 198,306.00	\$23.95	\$27.54	\$ 16,525.50

For the firm term (yrs 1 - 5), the Government's annual rental payment of \$214,866.00 (\$25.95 per RSF) includes: annual shell rent of \$106,834.81 (\$12.90 per RSF), annual TI amortization of \$58,351.19 (\$7.05 per RSF) and annual operating rent of \$49,680.00 (\$6.00 per RSF) Note: There is no additional charge for parking.

For the remaining term (yrs 6 - 10), the Government's annual rental payment of \$198,306.00 (\$23.95 per RSF) includes: annual shell rent of \$148,626.00 (\$17.95 per RSF), and annual operating rent of \$49,680.00 (\$6.00 per RSF). Note: There is no additional charge for parking.

Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

MSDG Tullahoma, LLC
 2600 Chandler Drive
 Bowling Green, KY 42104-6201

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.

FOR THE LESSOR:



Signature: _____
 Name: _____
 Title: Owner
 Entity Name: MSDG Tullahoma, LLC
 Date: 11.6.13

FOR THE GOVERNMENT:



Signature: _____
 Name: APRIL CAMPBELL
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: 11/7/13

WITNESSED FOR THE LESSOR BY:



Signature: _____
 Name: Dennis Embury
 Title: Prop Mgmt
 Date: 11/6/13