

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-04B-61196
ADDRESS OF PREMISES 921 Congress Parkway Athens, TN 37303-1705	PDN Number: NA

THIS AMENDMENT is made and entered into between WILLOW PARK PROPERTIES, LLC

whose address is: 1430 Ward Road, Decatur, TN 37322-1800
 hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to reconcile TI payment for completion of work issued in the Notice to Proceed LA Number 2. .

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 January 24, 2014 as follows:

Paragraph 1.03 is deleted and replaced as follows:

The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

Term	Annual Rent	Rate per RSF	Rate per OASF	Monthly
12/4/13-12/3/18	\$ 188,791.37	\$22.48* Rounded	\$25.85* Rounded	\$ 15,732.61
12/4/18 – 12/3/23	\$ 168,672.00	\$20.08* Rounded	\$23.09*Rounded	\$ 14,056.00

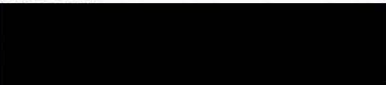
*****For the firm term, the Government's annual rental payment of \$168,672 (\$22.48 per RSF* Rounded) includes:
 Annual shell rent of \$107,520 (\$12.80 per RSF)

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:

FOR THE GOVERNMENT:

Signature: 
 Name: GEORGET HOMAS
 Title: MANAGER
 Entity Name: WILLOW PARK PROPERTIES, LLC
 Date: 30 Jan 2014

Signature: 
 Name: Chayla Rene
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 1/30/2014

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: DONNA ANDERSON
 Title: Executive Assistant
 Date: 30 JAN 2014

Annual TI amortization of \$20,119.37(\$2.40 per RSF * rounded)
Annual operating rent of \$61,152.00 (\$7.28 per RSF)

*****Total unamortized TI amount is \$82,688.00 is amortized at 8% over 60 months (\$2.40 per RSF)

Note: There is no additional charge for parking.

- For years 6-10, the Government's annual rental payment of \$168,672 (\$20.08 per RSF* Rounded) includes:
Annual shell rent of \$107,520.00 (\$12.80 per RSF)
Annual operating rent of \$61,152.00 (\$7.28 per RSF).

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

Willow Park Properties, LLC
1430 Ward Road
Decatur, TN 37322-1800

INITIALS:  & 
LESSOR GOV'T