

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 001
	TO LEASE NO. GS-04B-LTN62171
ADDRESS OF PREMISES: Old Tusculum Bldg 1618 Old Tusculum Rd Greeneville, TN 37745-4305	PDN Number: N/A

THIS AMENDMENT is made and entered into between **RTCH Developments**

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 to correct the "Lease Term".

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 **29 Jun 2014** as follows:

A. Cover page of Lease Form L202, "Lease Term" of the Lease is deleted in its entirety and replaced with the following:

"To have and to hold the said premises with its appurtenances for the term beginning on June 29, 2014 and continuing through June 28, 2024, as required by this lease, subject to termination and renewal rights as may be hereinafter set forth in the lease contract.

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:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: [REDACTED]
 Entity Name: RTCH Developments
 Date: 6-26-14

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, 4PR1C
 Date: 07.01.2014

WITNESS:

Signature: [REDACTED]
 Name: Leanna Harrison
 Title: _____
 Date: 6-26-14

B. Paragraph 1.03.A. is deleted in its entirety and replaced with the following:

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

	Firm Term	Non Firm Term
	06/29/2014 – 06/28/2019	06/29/2019 – 06/28/2024
	Annual Rent	Annual Rent
Shell Rent ¹	\$97,011.00	\$106,712.10
Tenant Improvements rent ²	\$13,464.96	\$0.00
Operating Costs ³	\$49,476.00	\$54,423.60
Building Specific Amortized Capital ⁴	\$0.00	\$0.00
Parking ⁵	\$0.00	\$0.00
Total Annual Rent	\$159,951.96	\$161,135.70

¹Shell rent calculation:

(Firm Term) \$14.6875 per RSF multiplied by 6,605 RSF

(Non Firm Term) \$16.1562 per RSF multiplied by 6,605 RSF

²The Tenant Improvement Allowance of \$59,459.62 is amortized at a rate of 5 percent per annum over 5 years.

³Operating Costs rent calculation: \$7.4906 per RSF multiplied by 6,605 RSF

⁴Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of 0 percent per annum over 0 years

⁵Parking costs of \$0.00

INITIALS:


LESSOR

&


GOV'T