GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO 1	
	TO LEASE NO. GS-07P-LTX17197	
AODRESS OF PREMISES Austin Building 9009 Mountain Ridge Dr. Suite 220 Austin, TX 76759-7286	PON Number: n/a	

THIS AMENDMENT is made and entered into between

whose address is:

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:

- 1) Establish the Commencement Date of the lease rental payments; and
- 2) To accept the space as substantially completed; and.
- 3) To correct the rent table in section 1.03.

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 execution by the Government as follows:

- TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on 10/16/14 and continuing thru 10/15/24, ten (10) years, with a firm term of five (5) years, subject to the termination and renewal rights set forth in the lease.
- 2) The Tenant Improvements have been substantially completed and the government accepts the

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:
Signatu Name: Title Quart Entity Name:  Date: 47/3- 20/4	Name: Title: Lease Contracting Officer GSA, Public Buildings Service Date:
WITNESSED FOR THE LESSON BY:	Suresia;
Signat Name:	
Title: httpess Date: 10-20-20/9	

leased premises as of 10/16/14.

- Section 1.03. Rent and other Considerations, paragraph A, is deleted in its entirety and replaced with the following:
- 1.03 RENT AND OTHER CONSIDERATIONS (SEP 2012)
  - A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$104,259.12	3104,259.12
TENANT IMPROVEMENTS RENT	\$0.00	\$0.00
OFERATING COSTS	\$35,707.54	\$35,707.54
BUILDING SPECIFIC AMORTIZED CAPITAL	\$0.00	\$0.00
PARKING <sup>6</sup>	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$139,966.66	\$139,966.66

Shell rank (Firm Torm) calculation: \$18 3200 per HSF multiplied by \$ 631 RSF Operating Costs rent calculation: \$6 2743876 per RSF multiplied by 5,091 RSF

INITIALS: AKTON GOVERN

Lease Amendment Form 12/12