

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-07P-LTX17225
ADDRESS OF PREMISES 601 P STREET HARLINGEN, TX 78550-5946	PDN Number: N/A

THIS AMENDMENT is made and entered into between Gajanan, Inc.

whose address is: 260 Resaca Point Rd
Brownsville, TX 78526-4091

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) accept the tenant improvements as complete, 2) establish the commencement date of the lease rental payments, 3) establish the termination rights, and 4) correct the rental rates.


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:


1. The tenant improvements have been substantially completed and the Government accepts the leased space on February 18, 2015.
2. To Have and To Hold the said Premises with its appurtenances for the term beginning February 18, 2015 and continuing for a period of 10 Years, 5 Years Firm, subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination and renewal rights, shall be February 18, 2015 and shall expire on February 17, 2025.
3. The Government may terminate this Lease, in whole or in part, at any time effective after February 18, 2020 by providing not less than 60 days prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

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: _____
Name: _____
Title: _____
Entity Name: Gajanan Inc.
Date: 2-23-15

FOR THE GOVERNMENT: 
Signature: _____
Name: _____
Title: _____
GSA, Public Buildings Service,
Date: 2-27-2015

WITNESSED 
Signature: _____
Name: _____
Title: _____
Date: 2-23-15

4. Paragraph A of Lease Section 1.03 Rent and Other Consideration (SEP 2012) is deleted and replaced with the following:

1.03 RENT AND OTHER CONSIDERATION (SEP 2012)

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 ¹	\$113,473.32	\$113,473.32
TENANT IMPROVEMENTS RENT ²	\$47,137.72	\$0 00
OPERATING COSTS ³	\$43,004.22	\$43,004.22
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$2,898.53	\$0.00
TOTAL ANNUAL RENT	\$206,513.79	\$156,477.54

¹Shell rent (Firm Term) calculation: \$18.84 per RSF multiplied by 6,023 RSF

²The Tenant Improvement Allowance of \$203,185.41 is amortized at a rate of 6 percent per annum over 5 years

³Operating Costs rent calculation: \$7.14 per RSF multiplied by 6,023 RSF

⁴Building Specific Amortized Capital (BSAC) of \$12,494.00 are amortized at a rate of 6 percent per annum over 5 years

In instances where the Lessor amortizes either the TI or Building Specific Amortized Capital for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term.

INITIALS: aw & MR
LESSOR & GOVT