

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07B-17250
ADDRESS OF PREMISES: 702 EAST BROADWAY EDEN, TX 76837-3034	PDN Number:

**THIS AGREEMENT**, made and entered into this date by and between Corrections Corporation of America whose address is: 10 Burton Hills Blvd, Nashville, TN 37215-6105

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease.


- 1.) To Accept the space
- 2.) Establish the Commencement Date of the lease rental payments; and
- 3.) Establish the square footages of the leased space; and
- 4.) Provide the annual rental amounts; and
- 5.) Establish the Governments Percentage of Occupancy; and
- 6.) Establish the reduction amount for vacant space; and
- 7.) Establish the Base for the Operating Cost adjustment; and
- 8.) Establish the Common Area Factor; and
- 9.) To state the Broker Commission and the Commission Credit; and
- 10.) All other terms and conditions are in full force and effect.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective August 9, 2014 as follows:

See Attached


This Lease Amendment contains 3 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**   
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: VP- PARTNERSHIP DEVELOPMENT  
Entity Name: CORRECTIONS CORPORATION OF AMERICA  
Date: 8/13/14

**FOR THE GOVERNMENT:**  
Signature: \_\_\_\_\_  
Name: Pearl Summers-Garza  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, 1919 Smith Street, Suite 1600  
Houston, TX 77002  
Date: \_\_\_\_\_

**WITNESSED FOR THE LESSOR BY:**

  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: 8/13/14

- 1.) The government accepts the leased premise on August 9, 2014.
- 2.) The Commencement Date of the rental shall be August 9, 2014 and shall expire on April 30, 2015, subject to the termination rights set forth in the lease.
- 3.) The leased premise square footage shall be 1,185 Rentable Square Feet (RSF) yielding 1,008 ANSI/BOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:

From August 9, 2014 through April 30, 2015 the total annual rental shall be \$30,975.80 at the rate of \$2,581.32 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$22,659.15, annual Operating Costs of \$8,316.66 plus annual Operating Cost adjustments.

In accordance with lease paragraph 1.06 Renewal Rights (Aug 2011) this lease may be renewed at the option of the Government for a term of [REDACTED] (Option Term 1) and for [REDACTED] (Option Term 2) at the rental rates (s) below, subject to the following contingencies:

Option Term 1 is contingent upon exercise by the [REDACTED] of the remaining [REDACTED] period under Lessor's Contract #DJB-1PC-005 relative to the Eden Detention Center. The term shall be from [REDACTED] to [REDACTED], the total annual rent shall be [REDACTED]. The total annual rent consists of Shell Rent of [REDACTED] and Operating Costs of [REDACTED] plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

Option Term 2 is contingent upon the [REDACTED] renewal of its management contract with Lessor relative to Eden Detention Center for a base term of [REDACTED] following the expiration of the last option period under Lessors's Contract #DJB-1PC-005. This term shall be from [REDACTED] through [REDACTED], the total annual rent shall be [REDACTED]. The total annual rent consists of Shell Rent of [REDACTED] and Operating Costs of [REDACTED] plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

- 5.) The Percentage of Occupancy for Tax Reimbursement purposes shall be: 100% (1,185 RSF/1,185 RSF) and the new Base Year for taxes shall be the taxes in the year of 2015.
- 6.) The Government's Adjustment for Vacant Space shall be a reduction of \$0.00 per ABOA.
- 7.) In accordance with the lease paragraph 1.13 entitled "Operating Costs," the escalation base shall be \$8,316.66 (1,185 RSF X \$7.01).
- 8.) In accordance with the lease paragraph 1.02 B entitled "Common Area Factor," the Common Area Factor shall be 1.15 (1,185 RSF/1,008 ABOA).
- 9.) The Broker Commission is [REDACTED] and the Commission Credit is [REDACTED].
- 10.) All other terms and conditions of the lease shall remain in full force and effect.

INITIALS: \_\_\_\_\_ & \_\_\_\_\_  
 LESSOR GOVT