

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04B-60473
ADDRESS OF PREMISES 1141 Montlimar Drive, Mobile, AL 36609-	PDN Number:

**THIS AGREEMENT**, made and entered into this date by and between DS PARAMOUNT REALTY LLC whose address is: 1660 49<sup>TH</sup> STREET Brooklyn, NY 11204-1133

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 remove Tenant Improvements until the work has been completed and accepted.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **October 01, 2015** as follows:

The following paragraphs is hereby deleted and amended to read the following:

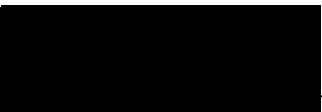
Paragraph 1.03 RENT AND OTHER CONSIDERATION

This Lease Amendment contains 2 pages.

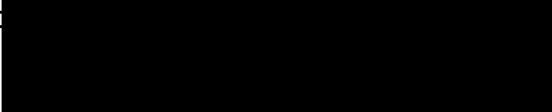
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All other terms and conditions of the lease shall remain in force and effect.  
IN WITNESS WHEREOF, the parties subscribed their names as of the below date

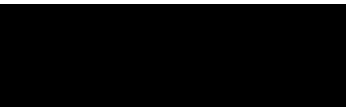
**FOR THE LESSOR**

Signature:   
Name: J. Gavin Bender, Sr  
Title: Agent for Owners  
Entity Name: DS Paramount Realty, LLC  
Date: October 5, 2015

**FOR THE GOVERNMENT**

Signature:   
Name: Shanika Donardson  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, APR 10  
Date: 10/7/2015

**WITNESSED BY**

Signature:   
Name: Janet Keene  
Title: \_\_\_\_\_  
Date: October 5, 2015

A. The Government shall pay the lessor annual rent payable monthly in arrears at the following rates:  
Lease term October 01, 2015 thru September 30, 2025

**1.03 RENT AND OTHER CONSIDERATIONS (APR 2015)**

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

	BLOCK A	BLOCK B	BLOCK C	LEASE
USF / RSF	1332/1533	233/268	4591/5280	6,156/7,081
SURFACE PARKING	1	0	0	1
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$16,418.43	\$2,870.28	\$56,548.80	\$75,837.51
TENANT IMPROVEMENTS RENT <sup>2</sup>	TBD	TBD	TBD	TBD
OPERATING COSTS <sup>3</sup>	\$ 8,109.57	\$ 1,417.72	\$27,931.20	\$37,458.49
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$ 0.00	\$0.00	\$0.00	\$0.00
PARKING <sup>5</sup>	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$24,528.00</b>	<b>\$4,288.00</b>	<b>\$84,480.00</b>	<b>\$113,296.00</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$10.71 per RSF multiplied by 7,081 RSF

(Non Firm Term) \$10.71 per RSF multiplied by 7,081 RSF

<sup>2</sup>The Tenant Improvement Allowance of \$250,641.29 is amortized at a rate of 6 percent per annum over 5 years.

<sup>3</sup>Operating Costs rent calculation: \$5.29 per RSF multiplied by 7,081 RSF

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

<sup>5</sup>Parking costs described under sub-paragraph H below

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INITIALS: JGB & SD  
LESSOR & GOV'T