

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	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 49TH 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 include Tenant Improvements for [REDACTED] Block C.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **October 01, 2016** 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 [REDACTED]

Signature: _____
Name: _____
Title: Agent for owner
Entity Name: DS Paramount LLC
Date: 10/27/2016

FOR THE GOVERNMENT [REDACTED]

Signature: _____
Name: Shamika Donardson
Title: Lease Contracting Officer
GSA, Public Buildings Service, 10/27/2016
Date: _____

WITNESSED BY [REDACTED]

Signature: _____
Name: _____
Title: _____
Date: 10/27/2016

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 2016)

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 RENT¹ 10/1/2015-9/30/2025	\$16,418.43	\$2,870.28	\$56,548.80	\$75,837.51
TENANT IMPROVEMENTS RENT² 10/01/2016- 9/30/2020	\$0.00	\$0.00	\$11,007.90	\$11,007.90
OPERATING COSTS³ 10/01/2015- 9/30/2025	\$ 8,109.57	\$ 1,417.72	\$27,931.20	\$37,458.49
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)⁴	\$ 0.00	\$0.00	\$0.00	\$0.00
PARKING⁵	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$24,528.00	\$4,288.00	\$95,487.90	\$124,303.90

¹Shell 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

²The Tenant Improvement Allowance of \$39,060.00 is amortized at a rate of 6 percent per annum over 4 years.


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

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

⁵Parking costs described under sub-paragraph H below

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INITIALS: JGB & 
 LESSOR GOVT