

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LFL60190
LEASE AMENDMENT	
ADDRESS OF PREMISES 1 Independent Drive, Jacksonville, FL 32202-5005	PDN Number:

THIS AMENDMENT is made and entered into between WFC Lessee LLC

whose address is:

777 Brickell Avenue,
Miami, FL 33131-2867

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

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

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 October 28, 2015 as follows:

The purpose of this lease amendment is to establish a commencement date for the lease in accordance with the paragraph titled "LEASE TERM" on page one of Lease GS-04P-LFL62544 on GSA Form L202

Commencement date is hereby established as November 3, 2015. The lease shall be in effect for the period November 3, 2015 through November 2, 2025 unless otherwise altered or cancelled under the terms of the lease.

Paragraph No. 1.03 of the lease is hereby deleted and replaced as follows:



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:

Signature: 
Name: 
Title: Vice President
Entity Name: WFC Lessee LLC
Date: 11/16/15

Signature: 
Name: KAZI KIZVI
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 11.17.15

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: FOR THE LESSOR
Title: ASSISTANT
Date: 11/15/15

1.01 RENT AND OTHER CONSIDERATIONS (SEP 2013)

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

	11/03/2015 – 11/2/2020	11/3/2020 – 11/2/2025
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$1,101,011.10	\$1,329,934.20
TENANT IMPROVEMENTS RENT ²	\$ 0.00	\$0.00
OPERATING COSTS ³	\$ 850,285.80	\$ 850,285.80
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 0.00	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$1,951,296.90	\$2,180,220.00

¹Shell rent calculation:

(Firm Term) \$10.10 per RSF multiplied by 109,011 RSF

(Non Firm Term) \$12.20 per RSF multiplied by 109,011 RSF

²The Tenant Improvement Allowance of \$0.00 is amortized at a rate of 0 percent per annum over 0 years.

³Operating Costs rent calculation: \$7.80 per RSF multiplied by 109,011 RSF

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

⁵Parking costs described under sub-paragraph H below

INITIALS


LESSOR

&


GOVT