GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3	
LEASE AMENDMENT	TO LEASE NO. GS-06P-LMO31042	
ADDRESS OF PREMISES	PDN Number: PS0032863	
515 EAST HIGH STREET JEFFERSON CITY, MO 65101-3261		

THIS AMENDMENT is made and entered into between Capital City Property Management, Inc.

whose address is:

Title:

Date:

602 Geld Street

Jefferson City, MO 65109-1093

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

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

The purpose of this Lease Amendment (LA) is to establish an increase of space, substantial completion of Tenant Improvements so rental payments may begin for the long-term suite the Government will occupy at this leased location, document Change Request #1, and correct the Common Area Factor of the space.

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 December 16, 2015, as follows:

- The Government hereby accepts Suite 202 as "substantially complete," effective December 16, 2015, and as a result, the Rentable Square Feet (RSF) is increased to 2,399 RSF, which yields 2,124 ANSI/BOMA (ABOA) of office and related space. The Government will vacate Suite 102 of the leased premises and begin occupying Suite 202 on December 16, 2015.
- 2. The term of this Lease remains 10 years, 5 years firm. The firm term of the Lease was effective April 20, 2015. The Government may terminate this Lease, in whole or in part, at any time effective on or after April 19, 2020, by providing not less than 90 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 and Exhibit A (1 page).

Have manager

01-06-16

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 LE	SSOR.	FOR THE CONTENT
Signature: Name: Title: Entity Name: Date:	Capital City Property Management, Inc.	Signature Name: Title: Lease Contracting Officer GSA, Public Buildings Service, Real Estate Acquisition Division Date:  1/25/2016
WITNESSED	FOR THE LESSOR BY:	
Signature:	Shen Barnes	

- 3. The Tenant Improvement Allowance of \$90,340.94 and Building Specific Amortized Capital allowance of \$6,450 shall be amortized in the rent over the remaining 52 months of the firm term of the Lease as outlined in the rental table in this LA.
- 4. No rental for Suite 102 shall accrue after December 15, 2015.
- 5. For Suite 202 of the leased premises, the Government shall pay the Lessor annual rent, payable monthly in arrears, at the following rates:

	Firm Term Annual Rent December 16, 2015-April 19, 2020	Non-Firm Term Annual Rent April 20, 2020-April 19, 2025
Shell Rent¹	\$5,904.72	\$5,904.72
Operating Costs <sup>2</sup>	\$10,768.68	\$10,768.68
Tenant Improvements Rent <sup>3</sup>	\$22,985.64	\$0.00
Building Specific Amortized Capital <sup>4</sup>	\$1,641.08	\$0.00
Total Annual Rent	\$41,300.12	\$16,673.40

Shell rent calculation: \$2.46132555 per RSF multiplied by 2,399 RSF

<sup>2</sup>Operating Costs rent calculation: \$4.488820 per RSF multiplied by 2,399 RSF

- 6. The Base Cost of Services remains \$4.488820 per RSF, \$10,768.68/annum, and the Base Year remains April 2015.
- 7. Per paragraph 1.14 of the Lease, the Real Estate Tax Base is 2015.
- 8. In addition to the rental rates, the Government shall reimburse the Lessor via lump sum for the remainder of the Tenant Improvement costs associated with this project. Per LA 2 and Change Request #1, \$8,913.78 shall be paid in accordance with the paragraphs below. Change Request #1 from Stokes Electric Company, Inc. was for \$6,884, is described in Exhibit A, which is attached to this LA.
- 9. Upon completion, inspection, and acceptance of the work by the Lease Contracting Officer or his/her representative, and submission of proper invoice, the Government shall issue the Lessor payment for the lump-sum amount. Payment is contingent upon receipt of a proper invoice, which shall include:

Name of the Lessor, which must appear exactly as shown in the Lease Invoice date

## GSA PDN # PS0032863 noted at the top of the invoice

Lease contract number (GS-06P-LMO31042), Lease Amendment Number Three (3), and address of leased premises

Description, price and quantity of property and services actually delivered or rendered

"Remit to" address

Name, title, phone number and mailing address of person to be notified in the event of a defective invoice

- 10. An original invoice for the lump-sum total should be submitted electronically on the Finance Website at www.finance.gsa.gov.
- 11. Paragraph 1.01(B) of the Lease, as amended, is hereby deleted and replaced with the following:

<u>Common Area Factor:</u> The Common Area Factor (CAF) is established as 1.12947269. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

NITIALS:

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The Tenant Improvement Allowance of \$90,340.94 is amortized at a rate of 4.5 percent per annum over the remaining 52 months of the firm term of the lease The Building Specific Amortized Capital of \$6,450.00 is amortized at a rate of 4.5 percent per annum over the remaining 52 months of the firm term of the lease.