

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u>04</u>
	TO LEASE NO. <u>GS-04P-LMS60222</u>
LEASE AMENDMENT	PDN Number: N/A
ADDRESS OF PREMISES	

THIS AMENDMENT is made and entered into between **HERTZ JACKSON ONE, LLC**

whose address is: **DEPOSIT GUARANTY PLAZA, 210 EAST CAPITOL STREET, SUITE 250, JACKSON, MS 39201-2378**

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 March 20, 2017. The purpose of this Lease Amendment is to amend the rent to include the costs of [REDACTED]. To accomplish this, Paragraph 1.03 (*Rent and Other Considerations*), sub-paragraph A of the Lease is amended as follows:

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

	Firm Term	Non-Firm Term
	Annual Rent	Annual Rent
Shell Rent	\$94,899.00	\$94,899.00
Tenant Improvements	\$12,000.00	\$12,000.00
Operating Costs	\$44,962.00	\$44,962.00
Parking	\$3,000.00	\$3,000.00
Total Annual Rent	\$154,861.00	\$154,861.00

¹Shell rent calculation: \$12.73 per RSF (rounded to the nearest 2-decimals) multiplied by 7,454 RSF;
²Tenant Improvement amount of \$60,000 is amortized at a rate of .0% per annum over 5-years (60-months);
³Operating Costs rent calculation \$9.03 per RSF (rounded to the nearest 2-decimal places) multiplied by 7,454 RSF. See Section A (1) below;
⁴Parking costs described under sub-paragraph H below.

1. Operating Rent includes [REDACTED] per year [REDACTED] per month) for the [REDACTED].

This Lease Amendment contains 1 page(s).

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: [REDACTED]
 Name: [REDACTED]
 Title: [REDACTED]
 Entity Name: Hertz Jackson One, LLC
 Date: March 15, 2017

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: Eugene B. Wright
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 3-16-2017

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Real Property Manager
 Date: 3/15/17