

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LNC60123
LEASE AMENDMENT	
ADDRESS OF PREMISES 416 Davidson Street, Wilkesboro, NC 28697-7570	PDN Number:

THIS AMENDMENT is made and entered into between County of Wilkes

whose address is: 101 North Street, Wilkesboro, NC 28697-2427
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 establish the date of occupancy and accept tenant improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective October 1, 2015:

Paragraph entitled "lease term" on page one of the lease is hereby deleted and the following is inserted in lieu thereof:

"TO HAVE AND TO HOLD the said premises with its appurtenances for the term beginning October 1, 2015 through September 30, 2025 subject to termination and renewal rights as may be hereinafter set forth."

Paragraph 1.01 A of the lease is hereby deleted and the following is inserted in lieu thereof:

"Office and Related Space: The Lessor hereby leases to the Government a total of 5,970 rentable square feet (RSF) of office and related space, yielding 5000 ANSI/BOMA office area square feet (ABOASF) of space and (0) reserved onsite parking spaces. The [redacted] occupies 3,731 RSF yielding 3,125 ANSI/BOMA office area square feet (ABOASF) and 0 parking spaces, [redacted] occupies 1,599 RSF yielding 1,339 ANSI/BOMA office area square feet (ABOASF) and 0 reserved parking spaces, and [redacted] (Tuttle) occupies 640 RSF yielding 536 ANSI/BOMA office area square feet (ABOASF) and 0 reserved parking spaces."

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:

Signature: [redacted]
Name: [redacted]
Title: Wilkes County Manager
Entity Name: Wilkes County
Date: October 5, 2015

FOR THE GOVERNMENT:

Signature: [redacted]
Name: [redacted]
Title: [redacted]
GSA, Public Buildings Service,
Date: 10/6/2015

WITNESSED FOR THE LESSOR BY:

Signature: [redacted]
Name: Sarah D. Call
Title: Wilkes County Clerk
Date: October 5, 2015

Paragraph 1.03 A of the lease is hereby deleted and the following is inserted in lieu thereof:

"FIRM TERM:

TERM	RSF	SHELL RENT	OPERATING RENT**	TENANT IMPROVEMENTS*	PARKING	BSAC*****	ANNUAL RENT	PRSF RATE	PUSF RATE
10/1/2015 - 9/30/2020 █	3,731	\$44,772.00	\$14,924.00	\$22,765.09	\$ -	\$ 7,456.00	\$89,917.09	\$24.10	28.77
10/1/2015 - 9/30/2020 █	1,599	\$19,188.00	\$6,396.00	\$9,226.74	\$ -	\$ 3,198.00	\$38,008.74	\$23.77	28.39
10/1/2015 - 9/30/2020 █ (Tuttle)	640	\$7,680.00	\$2,560.00	\$3,737.48	\$ -	\$ 1,280.00	\$15,257.48	\$23.84	28.47
Total	5970	\$ 71,640.00	\$ 23,880.00	\$ 35,729.31	\$ -	\$ 11,934.00	\$ 143,183.31	\$23.98	\$28.64

NON-FIRM TERM:

TERM	RSF	SHELL RENT	OPERATING RENT**	TENANT IMPROVEMENTS*	PARKING	BSAC*****	ANNUAL RENT	PRSF RATE	PUSF RATE
10/01/202 0 - 9/30/2025 █	3,731	\$48,503.00	\$16,789.50	0	\$ -	\$ -	\$65,292.50	\$17.50	\$20.89
10/01/202 0 - 9/30/2025 █	1,599	\$20,787.00	\$7,195.50	0	\$ -	\$ -	\$27,982.50	\$17.50	\$20.90
10/01/202 0 - 9/30/2025 █ (Tuttle)	640	\$8,320.00	\$2,880.00	0	\$ -	\$ -	\$11,200.00	\$17.50	\$20.90
Total	5,970	\$77,610.00	\$26,865.00	\$0.00	\$0.00	\$0.00	\$104,475.00	\$17.50	\$20.90

* The tenant improvements amounted to a total of \$178,646.54 amortized at 0% over 60 months.

█ was responsible for \$46,133.70, █ was responsible for \$113,825.45, and █ (Tuttle) was responsible for \$18,687.39 of the tenant improvements before amortization)

** This lease contains no adjustment for CPI escalations

*** CAF is 1.198503

**** Firm term shell PRSF is \$12.00prsf multiplied by 5,970rsf. Non-firm term shell PRSF is \$13.00 multiplied by 5,970rsf.

All PRSF and PUSF rates on the above breakout are rounded

*****BSAC was broken out as follows (total of \$59,670.00): █ was responsible for \$3,198.00, █ was responsible for \$7,456.00, and █ (Tuttle) was responsible for \$1,280.00 – amortized at 0% over 60 months)

INITIALS: JK & RL
LESSOR & GOVT