

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07P-LOK17433
ADDRESS OF PREMISES: 5 Corporate Plaza 3625 NW 56th Street Oklahoma City, OK 73112	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between **5 CORPORATE PLAZA LLC**

whose address is: 210 Park Ave., Ste. 1000
Oklahoma City, OK 73102-5606

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 is to accept the leased premise as substantially complete. **NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 1, 2015, as follows:

- 1.) To accept the Tenant Improvements as substantially complete; and
- 2.) To establish the Commencement Date of the lease rental payments; and
- 3.) To establish the square footages of the leased space; and
- 4.) To provide the annual rental amounts; and
- 5.) To establish the Governments' Percentage of Occupancy and establish the Base Year for Taxes; and
- 6.) To provide the reduction amount for vacant space; and
- 7.) To establish the Base for the Operating Cost adjustments; and
- 8.) To establish the Common Area Factor; and
- 9.) To terminate Lease GS-07B-16442; and
- 10.) All other terms and conditions are in full force and effect.

See Attached

This Lease Amendment contains 2 pages.

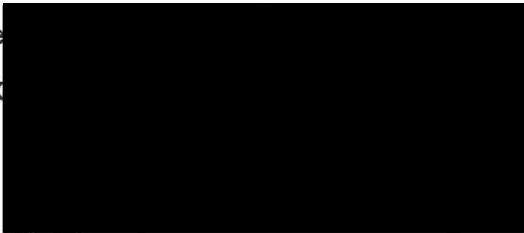
IN WITNESS WHEREOF, the parties subscribed their names as of the be

FOR THE LE



Signature: _____
Name: William Mee
Title: Manager
Entity Name: 5 CORPORATE PLAZA LLC
Date: 8-27-15

FOR THE G



Signature: _____
Name: _____
GSA, Public Buildings Service, 819 Taylor St., Room 11B
Fort Worth, TX. 76102-0181
Date: 9.2.15

WITNESSED FOR THE LESSOR BY:



Signature: _____
Name: _____
Title: Blaker
Date: 8-27-15

1.) The tenant improvements have been *substantially* completed and the government accepts the leased space on September 1, 2015. The Lessor and the Government agree that the requirements specifically identified in paragraph 1.17 of GSA Form L202 of this Lease and Exhibits "C", "D", and "E" of this lease, have not been met and these items are deficiencies (Exhibit "C", Security Requirements; Exhibit "D", Agency Specific Requirements; and Exhibit "E", Security Unit Price List of Lease Number GS-07P-LOK17433). The Lessor is required to cure these deficiencies as part of the negotiated lease contract within 90 calendar days of the Government's acceptance of the space for occupancy. Within 7 calendar days of the completion date for the Lessor to cure the deficiencies in Attachment "A" of this lease amendment, the Lessor must coordinate a follow-up inspection with the Lease Contracting Officer to ensure all corrective action has been completed. In the event of any failure by the Lessor to cure the deficiencies or to provide any required repair or modernization under this lease, the Government will perform the work and deduct these amounts from the rent, including all administrative costs. No extensions will be granted.

2.) The Commencement Date of the rental payments shall be September 1, 2015, and shall expire on August 31, 2025, subject to the termination rights set forth in the lease.

3.) The leased premise square footage shall be 16,622 Rentable Square Feet (RSF) yielding 16,622 ANSI/BOMA Office Area (ABOA).

4.) The Government shall pay the Lessor annual rent amounts as follows:

From September 1, 2015, through August 31, 2020, the total annual rental shall be **\$286,729.50** at the rate of \$23,894.13 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$229,051.16, annual Operating Costs of \$57,678.34 plus annual Operating Cost adjustments. There are no annual Tenant Improvement Amortization or Tenant Specific Security (TSS)t.

From September 1, 2020, through August 31, 2025, the total annual rent shall be **\$282,574.00** at the rate of \$23,547.83 paid monthly in arrears. The total annual rent consists of Shell Rent of \$224,895.66 and Operating Costs of \$57,678.34 plus annual Operating Cost adjustments. There are no annual Tenant Improvement Amortization or TSS costs.

5.) The Percentage of Occupancy for Tax Reimbursement purposes shall be: 33.30% (16,622 RSF/49,916 RSF) and the new Base Year for taxes shall be the taxes in the year of 2016



6.) The Government's Adjustment for Vacant Space shall be a reduction of \$2.50/ABOA.

7.) In accordance with the Lease paragraph 1.13 entitled "Operating Cost Base", the escalation base shall be \$57,678.34 (16,622 RSF X \$3.47/RSF).

8.) In accordance with the Lease paragraph 1.01 entitled "The Premises", the Common Area Factor shall be 1.00 (16,622 RSF/16,622 ABOA).

9.) Effective September 1, 2015, Lease GS-07B-16442 is hereby terminated in whole, and no rent shall accrue on or after this date.

10.) All other terms and conditions of the lease shall remain in full force and effect.

INITIALS:  LESSOR &  GOV'T