

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u>2</u>
LEASE AMENDMENT ADDRESS OF PREMISES 2100 Richard Arrington Jr. Boulevard North Birmingham, AL 35203-1101	TO LEASE NO. <u>GS-04B-62024</u> PDN Number:

THIS AMENDMENT is made and entered into between Birmingham – Jefferson Civic Center Authority

whose address is: 2100 Richard Arrington Jr. Boulevard North, Birmingham, AL 35203-1101

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 December 17, 2012 as follows:

- I. This Lease Amendment (LA) No. 2 has been prepared to adjust the annual cost to pay only shell and operating on the existing square footage of 1,102 rentable square feet / 1,102 ANSI/ BOMA Office Area ABOA until Tenant Improvement is complete on 1,575 rentable square footage yielding 1,370 ANSI/BOMA Office Area ABOA.

	December 17, 2012 – December 16, 2017		December 17, 2017 – December 16, 2022	
	ANNUAL RENT	ANNUAL RATE / RSF	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	\$9,554.34	\$8.67	\$9,554.34	\$8.67
TENANT IMPROVEMENTS RENTAL RATE*	TBD	TBD	\$0.00	\$0.00
OPERATING COSTS*	\$5,873.66	\$5.33	\$5,873.66	\$5.33
BUILDING SPECIFIC SECURITY COSTS	N/A	N/A	N/A	N/A
FULL SERVICE RATE	\$15,428.00	\$14.00	\$15,428.00	\$14.00

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: [Signature]
 Name: Tad Snider
 Title: Executive Director
 Entity Name: Birmingham-Jefferson Civic Center Authority
 Date: 1/16/2013

FOR THE GOVERNMENT:

Signature: [Signature]
 Name: LeShandra L. Green
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 1/16/2013

WITNESSED FOR THE LESSOR BY:

Signature: [Signature]
 Name: Andrea Faulstich
 Title: _____
 Date: 1/16/2013

- II. Upon completion, inspection and acceptance according to the Scope of Work by the Government per the Tenant Improvement requirements the Contracting Officer will issue a reconciliation LA to adjust the annual cost based on 1,575 rentable square footage yielding 1,370 ANSI/BOMA Office Area (ABOA) square footage including Tenant Improvement Cost.

Except as modified in this agreement, all terms and conditions of the Lease shall remain in the full force and effect, and in the event that any of the terms and conditions of the agreement conflict with the terms and conditions of the Lease or any previous Supplemental Lease Agreements, the terms and conditions of this agreement shall control and govern

INITIALS:

TS
LESSOR

&

LA
GOVT