

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 4
LEASE AMENDMENT	TO LEASE NO. GS-04B-61089
ADDRESS OF PREMISES: 1410 Kensington Square Ct MURFREESBORO, TN 37130-6902	PDN Number: N/A

THIS AMENDMENT is made and entered into between Chalfont Associates Management Company, Inc.

whose address is: 245 Wilson Pike Circle
Brentwood, TN 37027-5294

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 1/29/14 as follows:

A. USE OF THE GSA FORM 276, SUPPLEMENTAL LEASE AGREEMENT HAS BEEN DISCONTINUED. ALL REFERENCES IN THE LEASE TO "GSA FORM 276" OR "SUPPLEMENTAL LEASE AGREEMENT" SHALL BE NOW HEREBY CONSTRUED TO MEAN "LEASE AMENDMENT".

B. Paragraph 3 of the Lease is deleted in its entirety and replaced with the following effective 10/1/11:

	FIRM TERM (10/1/11-9/30/16)	NON-FIRM TERM (10/1/16-9/30/21)
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$67,507.91	\$75,193.00
TENANT IMPROVEMENTS RENT ²	\$ 7,259.12	\$0
OPERATING COSTS ³	\$20,510.00	\$20,510.00
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$ 0	\$ 0
PARKING ⁵	\$ 0	\$ 0
TOTAL ANNUAL RENT	\$95,277.03	\$95,703.00

¹Shell rent (Firm Term) calculation: \$15.45 (rounded) per RSF multiplied by 4,370 RSF

²The Tenant Improvement Allowance of \$30,550 is amortized at a rate of 7 percent per annum over 5 years.

³Operating Costs rent calculation: \$4.69 (rounded) per RSF multiplied by 4,370 RSF. Operating rent is exclusive of CPI adjustments.

⁴Building Specific Amortized Capital (BSAC) of \$XX are amortized at a rate of X percent per annum over XX years

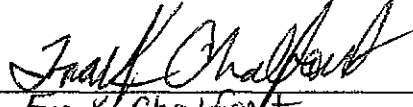
⁵Parking (18 spaces—11 employee/visitor and 7 surface assigned) is included at no charge

This Lease Amendment contains 2 pages.

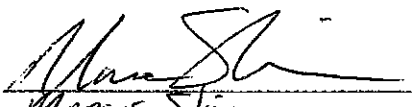
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

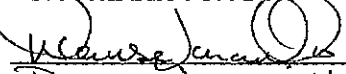
FOR THE LESSOR:

Signature: 
Name: Frank Chalfont
Title: PRESIDENT
Entity Name: Chalfont Associates Mgmt Co.
Date: 2-4-2014

FOR THE GOVERNMENT:

Signature: 
Name: Marcus Skinner
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 2/5/14

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Denise Jaramillo
Title: Admin Asst
Date: 2/4/2014

C. Paragraph 10 of the Lease is deleted in its entirety and replaced with the following:

"In accordance with the SFO paragraph entitled Operating Costs Base, the escalation base is established as \$4.69 per RSF (\$20,510.00 per annum or \$5.40 per ABOASF), and the escalation base year is 2011."

D. The current operating rent, which includes 2013 CPI, is \$21,137.99.

INITIALS: *JC* LESSOR & *MS* GOVT