

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No.1 TO LEASE NO. GS-07P-LAR00083
ADDRESS OF PREMISES 1520 RIVERFRONT DRIVE LITTLE ROCK, AR 72202	PDN Number:

THIS AMENDMENT is made and entered into between MSDG LITTLE ROCK, LLC

whose address is: 2800 Chandler Drive
Bowling Green, KY 42104

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 increase the Tenant Improvement Allowance (TIA).

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 upon full execution as follows:

1. Amend Paragraph 1.08, Tenant Improvement Allowance; and
2. Amend Paragraph 7.05, Additional Terms and Conditions; and
3. Amend the Agency Requirements; and
4. All other terms and conditions of the Lease shall remain in full force and effect

This Lease Amendment contains three (3) 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:

FOR THE GOVERNMENT:

Signature: [Redacted]

Signature: [Redacted]

Name: David B Chandler

Name: Adrienne Jackson

Title: President

Title: Lease Contracting Officer

Entity Name: MSDG Little Rock, LLC

GSA, Public Buildings Service,

Date: 2/22/2018

Date: 3/6/2018

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]

Name: Dennis Embry

Title: Prop mgr

Date: 2/22/2018

1. Paragraph 1.08(A) is amended as follows:

TENANT IMPROVEMENT RENTAL ADJUSTMENT (SEP 2015)

A. The Tenant Improvement Allowance (TIA) for purposes of this Lease is \$20.00 per ABOA SF. The TIA is the amount that the Lessor shall make available for the Government to be used for TIs. The amortization term shall be established per section 7.05 of this Lease, and the amortization rate shall be five (5) percent.

2. Paragraph 7.05 is deleted in its entirety and replaced as follows:

ADDITIONAL TERMS AND CONDITIONS

The parties agree that all design, construction, and acceptance of the Tenant Improvements (TI) shall be completed within 120 calendar days of the execution date of the Notice To Proceed (NTP) Lease Amendment.

The amortization of the Tenant Improvements shall be more specifically set forth in a Lease Amendment based upon the final Tenant Improvement (TI) cost to be amortized in the rental rate, as agreed upon by the parties upon substantial completion and acceptance of the Tenant Improvements in accordance with section 1.08 of the Lease by the Government.

3. Attachment A, Agency Specific Requirements is hereby added to the Lease.
4. All other terms and conditions of the Lease shall remain in full force and effect.

INITIALS:

ABC
LESSOR

&

AB
GOV'T