

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS--07P-LAR17266
ADDRESS OF PREMISES 401 HARDIN DRIVE LITTLE ROCK, AR 72211-3528	PDN Number: NA

THIS AMENDMENT is made and entered into between [REDACTED]

whose address is: [REDACTED]

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease

- 1.) To accept the Tenant Improvements as completed; and
- 2.) Establish the Commencement Date of the lease rental payments; and
- 3.) Establish the square footages of the leased space; and
- 4.) Establish the Common Area Factor; and
- 5.) Provide the annual rental amounts; and
- 6.) Establish Tax Base; and
- 7.) Establish Operating Cost Base

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 August 9, 2014, as follows.

See Attached

- 1.) The Tenant Improvements have been completed and the Government accepts the leased premises on August 9, 2014.

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: [REDACTED]
 Entity Name: Jess Woods
 Date: 7-15-14

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 7-28-2014

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Office of Data Support Mgr.
 Date: 7-15-14

2.) The Commencement Date of the lease shall be August 9, 2014 and shall expire on August 8, 2034, subject to termination and renewal rights as may be hereinafter set forth in the Lease.

3.) The leased premises square footage shall be 19,005 Rentable Square Feet (RSF) yielding 18,126 ANSI/BOMA Office Area (ABOA).

4.) The Common Area Factor in Paragraph 1.01 of the Lease shall be 4.85% (19,005 RSF/ 18,126 ABOA).

5.) The Government shall pay the Lessor annual rent, on a monthly basis in arrears, according to the following schedule:

August 9, 2014 – August 8, 2015	
	Annual
Shell Rent	\$291,184.20
Operating Costs	\$45,859.99
Building Specific Amortized Capital	\$4,241.32
Total Annual Rent	\$341,285.51

August 9, 2015 – August 8, 2034	
	Annual
Shell Rent	\$291,184.20
Operating Costs	\$45,859.99
Total Annual Rent	\$337,044.19

6.) The Real Estate Tax base is established at \$17,631.55

7.) The Operating cost base is established at the annual cost of \$45,859.99.

INITIALS:  LESSOR &  GOV'T