

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No.1
	TO LEASE NO. GS-07P-LAR17499
ADDRESS OF PREMISES J.L. Henley Federal Building 402 N Walnut, Harrison, AR 72601-3630	PDN Number:

THIS AMENDMENT is made and entered into between
RGR, Inc.

whose address is:
1918 N 11th Street,
Muskogee, OK 74401-3507

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 accept the Security Improvements as substantially complete; and to establish the annual rental amounts; and Provide "as-built" drawings; and all other terms and conditions of the Lease shall remain in full force and effect.

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 March 1, 2017 as follows:

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


From the completion date of the BSAC items, March 1, 2017 through February 28, 2022 the total annual rent shall be \$560,680.13 at the rate of \$46,723.34 paid monthly in arrears. The total annual rent consists of Shell Rent of \$340,642.32, annual Operating Costs of \$198,450.00, plus future annual CPI adjustments as stated in the Lease/Request for Lease Proposal. The total BSAC amount is \$90,852.30, amortized over five(5) years at 7% interest. The annual BSAC amount is \$21,587.81.

From March 1, 2022 through September 30, 2026 the total annual rent shall be \$539,092.32 at the rate of \$44,924.36 paid monthly in arrears. The total annual rent consists of Shell Rent of \$340,642.32, annual Operating Costs of \$198,450.00, plus future annual CPI adjustments as stated in the Lease/Request for Lease Proposal.

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: R. Canine Roberts
Title: President
Entity Name: RGR, Inc.
Date: 4/11/2017

FOR THE GOVERNMENT:

Signature: 
Name: ~~David Garrison~~ David Garrison
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 4/25/17

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Adam Lambert
Title: Property Manager
Date: 4/11/2017

