

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. <u>01</u>
	TO LEASE NO. <u>GS-04P-LFL00542</u>
<b>ADDRESS OF PREMISES</b> 4990 CLYDE MORRIS BLVD PORT ORANGE, FL 32127-8923{BUILDING NAME: {BUILDING ADDRESS} {CITY, STATE} {NINE-DIGIT ZIPCODE}	PDN Number: N/A

THIS AMENDMENT is made and entered into between RUTHERFORD & STRICKLAND JAX INC  
 whose address is: **P.O. BOX 191  
 MADISON, FL 32341-0191**

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 June 6, 2017 as follows:

1. WHEREAS, the parties executed Lease Agreement Gs-04P-LFL00542 on 5/1/2017 for 17,268 rentable square feet (RSF), yielding 16,870 ANS/BOMA Office Area (ABOA) square feet (SF) of office and related space.

	06/06/2017 - 06/05/2022	06/06/2022 - 06/05/2027
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$326,710.56	\$326,710.56
OPERATING COSTS <sup>2</sup>	\$ 97,909.56	\$ 97,909.56
TENANT IMPROVEMENTS RENT <sup>3</sup>	\$ 0.00	\$ 0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$589,390.97</b>	<b>\$424,620.12</b>

<sup>1</sup>Shell rent calculation:  
 (06/06/2017 - 06/05/2022) \$18.92 per RSF multiplied by 17,268 RSF.

This Lease Amendment contains 2 pages and a 13 page attachment (Agency Special Requirements).

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.

<b>FOR THE LESSOR:</b>	<b>FOR THE GOVERNMENT:</b>
Signature:	Signature:
Name: <u>Wilbur G Rutherford Jr</u>	Name: <u>Gregory Trimble</u>
Title: <u>Managing Member</u>	Title: <u>Lease Contracting Officer</u>
Entity Name: <u>Rutherford Strickland Jax Inc</u>	Title: <u>GSA, Public Buildings Service</u>
Date: <u>5/23/17</u>	Date: <u>6/7/2017</u>

**WITNESSED FOR THE LESSOR BY:**

Signature:

Name: Yanna Bass

Title: Member Service

Date: 5/23/2017

██████████ \$18.92 per RSF multiplied by 17,268 RSF

<sup>2</sup>Operating Costs rent calculation: \$5.67 per RSF multiplied by 17,268 RSF

<sup>3</sup> Upon completion, inspection, and final acceptance of space, Tenant Improvements of \$701,768.38 shall be amortized at a rate of 6.5 percent per annum over the number of whole months remaining before the Firm Term Expiration on June 5, 2022.

WHEREAS, the parties agree that the Government is in the process of reassessing requirements for the Tenant Improvement (TI) but the parties wish to initiate building shell and operating costs provisions of Lease Agreement GS-04P-LFL00542 until such time as build-out of TI is completed and accepted by the Government;

WHEREAS, the parties hereto desire to amend the above Lease to issue the interim Notice of Lease Commencement of Shell and Operating Cost beginning June 6, 2017 as follows:

Beginning June 6, 2017, Government shall pay Lessor a monthly lease payment in the amount of \$35,385.01 comprised of annual Shell Rent of \$326,710.56 of (\$18.92 per RSF multiplied by 17,268 RSF) plus annual Operating Cost of \$97,909.56 (\$5.67 per RSF multiplied by 17,268 RSF). Said Interim Rent shall be in effect until such time as TI costs are accepted, NTP is issued, Tenant Improvements are constructed, and premises is accepted by Government at which time rent shall be adjusted according to the provisions of the Lease incorporating the additional rents for TI.

2. Additionally, the following sub-section of Section 1 is amended to add Exhibit E "Agency Special Requirements," which are hereto attached.

1.05 DOCUMENTS INCORPORATED IN THE LEASE (AAAP VARIATION (OCT 2016))

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	1	A
SECURITY REQUIREMENTS	8	B
GSA FORM 3517B GENERAL CLAUSES	32	C
GSA FORM 3518-SAM, ADDENDUM TO SYSTEM FOR AWARD MANAGEMENT (SAM) REPRESENTATIONS AND CERTIFICATIONS (ACQUISITIONS OF LEASEHOLD INTERESTS IN REAL PROPERTY)	2	D
AGENCY SPECIAL REQUIREMENTS	13	E

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

INITIALS: WGR LESSOR & GT GOVT