

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 5
	TO LEASE NO. GS-04P-LFL60249
ADDRESS OF PREMISES 2027 S. PARSONS AVE, SEFFNER, FL 33584-5207	PDN Number:

THIS AMENDMENT is made and entered into between
RP VALRICO, LLC
whose address is: 445 BISHOP STREET, SUITE 200
ATLANTA, GA 30318-4303
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 commence the 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 February 23, 2018 as follows:

A. The first sentence of paragraph LEASE TERM of the GSA Form L201C is hereby deleted and replaced as follows:

"To Have and To Hold the said Premises with its appurtenances for the term beginning no February 23, 2018 and continuing for a period of fifteen (15) years, ten (10) years firm through February 22, 2033 subject to termination and renewal rights as may be hereinafter set forth."

B. Paragraph 1.03 (A) is hereby deleted in its entirety and replaced as follows:

	FIRM TERM 2/23/2018 – 2/22/2028	NON FIRM TERM 2/23/2028 – 2/22/2033
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$267,697.30	\$296,768.50
TENANT IMPROVEMENTS RENT ²	\$52,037.38	\$0.00
OPERATING COSTS ³	\$70,492.18	\$70,492.18
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$5,418.64	\$0.00
PARKING ⁵	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$395,645.50	\$367,260.68

¹Shell rent calculation:

(Firm Term) \$22.10 per RSF multiplied by 12,113 RSF

(Non Firm Term) \$24.50 per RSF multiplied by 12,113 RSF

²The Tenant Improvement Allowance of \$428,311.80 is amortized at a rate of 4 percent per annum over 10 years.

³Operating Costs rent calculation: \$5.82 per RSF multiplied by 12,113 RSF. Operating rent is not inclusive of any CPI adjustments to this lease as of 2/23/18.

⁴Building Specific Amortized Capital (BSAC) of \$44,600.00 are amortized at a rate of 4 percent per annum over 10 years

⁵Parking costs are for 0 reserved parking spaces and 0 structured parking spaces reflecting a rate of \$00 per month.

This Lease Amendment contains 1 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:

Title:

Entity Name:

Date:

John W. Braswell

Member

RP Valrico, LLC

3/19/18

FOR THE GOVERNMENT:

Signature:

Name:

Title:

GSA, Public Buildings Service,

Date:

Katherine Harris

Lease Contracting Officer

3/22/2018

WITNESSED FOR THE LESSOR BY:

Signature:

Name:

Title:

Date:

Philip Perry

Member

3/19/18