

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 02
	TO LEASE NO. GS-04P-LFL62693
ADDRESS OF PREMISES 1525 Ohio Ave, S Live Oak, FL 32064-4513	

THIS AMENDMENT is made and entered into between **Live Oak Center, LLC**

whose address is: 825 Van Ness Ave, Suite 301, San Francisco, CA 94109-7837

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 upon signature of the Contracting Officer as follows:

The purpose of this Lease Amendment (LA2) is to:

- (1) Issue a change order in the amount of [REDACTED] and
- (2) Accept tenant improvements to the premises in the amount of \$106,507.28 to be amortized in the rent at 4% per year, for 5 years, and
- (3) Commence rent effective February 16, 2015.

The Paragraph Titled **LEASE TERM** is hereby deleted in its entirety and replaced as follows:

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning February 16, 2015 and continuing for a period of 10 years, 5 years firm, through February 15, 2025, subject to termination rights in whole or in part, any time on or after February 15, 2020.

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

[REDACTED SIGNATURE]

Signature:

Name:

Scott Stewart

Title:

Property manager

Entity Name:

Live Oak Center LLC

Date:

2/23/15

FOR THE GOVERNMENT

[REDACTED SIGNATURE]

Signature:

Name:

Patricia K. Singleton

Title:

Lease Contracting Officer

GSA, Public Buildings Service, Leasing Division

Date:

3-9-15

WITNESSED FOR THE LESSOR BY:

[REDACTED SIGNATURE]

Signature:

Name:

Linda Walsen

Title:

bookkeeper

Date:

8/23/15

Paragraph 1.03 Rent and Other Consideration, Section A. is hereby deleted and replaced as follows:

1.03 RENT AND OTHER CONSIDERATION (SEP 2013)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	YEARS 1-5	YEARS 6-10
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$53,197.28	\$53,197.28
TENANT IMPROVEMENTS RENT ²	\$23,537.92	\$0.00
OPERATING COSTS ³	\$29,334.96	\$29,334.96
PARKING ⁴	\$0.00	
TOTAL ANNUAL RENT	\$106,070.16	\$82,532.24

¹Shell rent calculation:

(Years 1-10) \$13.22 per RSF multiplied by 4,024 RSF (\$13.9956 per ABOA multiplied by 3,801 ABOA)

²The Tenant Improvement Allowance of \$106,507.28 is amortized at a rate of 4 percent per annum over 5 years
For a total TI repayment of \$117,689.59 (\$5.8494 per RSF, \$6.1926 per ABOA)

³Operating Costs rent calculation:

(Years 1-10) \$7.29 per RSF multiplied by 4,024 RSF (\$7.7176 per ABOA multiplied by 3,801 ABOA)

⁴Parking costs described under sub-paragraph H below

INITIALS: SS
LESSOR

&

[Signature]
GOVT