

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
LEASE AMENDMENT	TO LEASE NO. GS-04P-LGA60188
ADDRESS OF PREMISES 484 Mulberry Street, Suite 500 Macon, GA 31201-7928	PDN Number:

THIS AMENDMENT is made and entered into between **Bibb County School District**

whose address is: **484 Mulberry Street, Macon, GA 31201-7928**

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

WHEREAS, the parties hereto desire to amend the above Lease contract to issue a notice to proceed with the Tenant Improvements.

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 execution by the Government as follows:

- I. The Government hereby accepts the Lessor's proposal to provide all labor and materials necessary to install and maintain the improvements as specified in the attached Tenant Improvement Cost Summary and Scope of Work drawings dated June 5, 2013, and incorporated into the lease as Exhibit A, (8 pages), and issues a Notice to Proceed for Tenant Improvements in the amount of \$174,605.54.
- II. Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent Lease Amendment (LA).
- III. By acceptance of this LA, the Lessor further substantiates that no further costs associated with the building shell items have been knowingly included in the tenant improvement pricing. If there are additional change orders to the original construction cost, they will also be incorporated by LA and a notice to proceed will be issued.
- IV. The Lessor waives all restoration rights.

This Lease Amendment contains 10 page.

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: OPERATIVE DIRECTOR
Entity Name: Bibb School District
Date: 4/9/2015

FOR THE GOVERNMENT:

Signature: _____
Name: DIAN D. REID
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 4/13/2015

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: DAVID W. ANDREWS
Title: CONSTRUCTION COORDINATOR
Date: 4-9-15

V. Paragraph 1.03 A. of GSA Form L201C (09/14) is hereby deleted entirely 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:

	FIRM TERM 10/31/2014 – 10/30/2019	NON FIRM TERM 10/31/2019 – 10/30/2024
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$184,381.80	\$184,381.80
TENANT IMPROVEMENTS RENT ²	\$ 37,882.42	\$0.00
OPERATING COSTS ³	\$ 68,098.27	\$ 68,098.27
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 0.00	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$290,328.40	\$252,480.07

¹Shell rent calculation:

(Firm Term) \$11.73 per RSF multiplied by 15,719 RSF

(Non Firm Term) \$11.73 per RSF multiplied by 15,719 RSF

²The Tenant Improvement Allowance of \$174,605.54 is amortized at a rate of 3.25 percent per annum over 5 years.

³Operating Costs rent calculation: \$4.33 per RSF multiplied by 15,719 RSF

⁴Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of X percent per annum over XX years

⁵Parking costs described under sub-paragraph H below

In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term.

END OF DOCUMENT

INITIALS:

YD
LESSOR

&

[Signature]
GOV'T