

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-05B-18651
ADDRESS OF PREMISES Mooresville Medical Plaza 100 Town Center S. Drive Mooresville, IN 46158-2321	PDN Number:

THIS AMENDMENT is made and entered into between **Mooresville Medical, LLC**

whose address is: 8910 Purdue Road, Suite ^{730 M-C}703, Indianapolis, IN 46268-6102

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 tenant improvements and commence rent.**

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 September 30, 2014 as follows:

A. Acceptance of Space

The Government has inspected the leased premises as of September 24, 2014 and determined the tenant improvements are substantially complete with rent commencement as of September 30, 2014 when possession of leased premises was given.

B. The Lease Term paragraph is hereby deleted and replaced with the following:

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning on September 30, 2014 through September 29, 2024 for a period of Ten (10) Years, Five (5) Years Firm, subject to termination and renewal rights as may be hereinafter set forth.

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.

[Redacted Signature]

FOR THE GOVERNMENT:

[Redacted Signature]

Name: MAY R. KENDALL
 Title: MEMBER
 Entity Name: MOORESVILLE MEDICAL LLC
 Date: 11-4-14

Signature: [Redacted]
 Name: Christopher D'Amico
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 11-05-2014

WITNESSED FOR THE LESSOR BY:

[Redacted Signature]

Signature: [Redacted]
 Name: [Redacted]
 Title: [Redacted]
 Date: 11-4-14

C. Paragraph 1.03. RENT AND OTHER CONSIDERATION (JUN 2012) from Lease Amendment #1 is hereby restated.

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

	FIRM TERM ANNUAL RENT	NON FIRM TERM ANNUAL RENT
SHELL RENT	\$30,809.83	\$36,951.59
TENANT IMPROVEMENTS RENT	\$29,085.02	\$0.00
REAL ESTATE TAXES	\$3,150.33	\$3,150.33
OPERATING COSTS	\$16,557.67	\$16,557.67
BUILDING SPECIFIC AMORTIZED CAPITAL	\$5,330.58	\$0.00
PARKING	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$84,933.43	\$56,659.59

Tenant Improvement Allowance of \$119,535.60 is amortized at a rate of 8.0 percent per annum over 5 years.
Building Specific Amortized Capital (BSAC) of \$21,908.00 is amortized at a rate of 8.0 percent per annum over 5 years.

D. Paragraph 1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012) is hereby deleted in its entirety and replaced with the following:

- A. CBRE, Inc. (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The Total amount of Commission is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission will be payable to CBRE, INC. with the remaining [REDACTED] which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable
- B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first full month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First full months rental payment of \$7,077.79 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted first full month's Rent*

Second full months rental payment of \$7,077.79 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted second full month's Rent*

*Subject to change based on adjustments outlined under paragraph "Rent and Other Consideration".

E. Paragraph 1.05 TERMINATION RIGHTS (AUG 2011) is hereby deleted in its entirety and replaced with the following:

The Government may terminate this Lease, in whole or in part, at any time effective after September 29, 2019, by providing not less than one hundred eighty (180) days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period of the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of the termination.

INITIALS:

WK
LESSOR

&

CB
GOV'T