

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-04B-59148
ADDRESS OF PREMISES 101 Tech Drive, Middlesboro, KY 40965	PDN Number: PS0028243

THIS AMENDMENT is made and entered into between **Hoover Companies #3, LLC**

whose address is: 13775 N. Nebraska Avenue, Tampa, FL 33613-3320

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.

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:

This Lease Amendment (LA) serves as the Lessor's full Notice to Proceed for construction of Tenant Improvements (TI). Said TI shall be completed in accordance with the specifications set forth in the Lease, the approved Design Intent Drawings and most recent permit set of Construction Drawings, and the Tenant Improvements Cost Summary (TICS) which is incorporated and referenced herein as Exhibit "A" (7 pages).

The following reflects final costs for this project excluding any change orders:

- Cost of Tenant Improvements: **\$1,089,844.22**
- Lump Sum Payment to Lessor: **\$411,517.47**
- Tenant Improvements Amortized in Rent: **\$678,326.75**

Note: Upon final acceptance and approval by the Government of the work, the lump sum payment in the amount of **\$411,517.47** will be made to the Lessor for the foregoing within (30) days of Government receipt of the Lessor's itemized invoice. The invoice must contain the Lessor's name and mailing address as identified on page 1 of this lease amendment and must include the PDN identifier # PS0028243 for process of payment. The invoice should be submitted electronically to (www.finance.gsa.gov) and courtesy copy sent to the address below.

Invoice Address:
U.S. General Services Administration
Attention: PBS Payments Branch (BCFA)
P.O. Box 17181
Fort Worth, TX 76102

Invoice Address:
U.S. General Services Administration
c/o Shontise C. Mangham, Lease Contracting Officer
77 Forsyth St, SW, Suite G-40
Atlanta, GA 30303 - 3458

Upon the Lessor's completion of said work and the Government's inspection and acceptance of the same, the Government hereby agrees to reimburse the Lessor, via lump-sum payment, **\$411,517.47**. Payment to the Lessor shall not exceed said amount.

It is agreed that the Lessor waives any and all rights of restoration against the Government at the expiration of the lease term. All other terms and conditions of the lease shall remain in force and effect.

END OF DOCUMENT

This [redacted] e.
IN W [redacted] bed their names as of the below date.

FOR THE LESSOR:
Signature: [redacted]
Name: [redacted]
Title: Managing Member
Entity Name: Hoover Companies #3, LLC
Date: 3/26/14

FOR THE GOVERNMENT:
Signature: [redacted]
Name: Shontise C Mangham
Title: Lease Contracting Officer
GSA: Public Buildings Service
Date: 3/31/14

WITNESSED BY:
Signature: [redacted]
Name: [redacted]
Title: [redacted]
Date: 3/26/2014