

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04B-62486
LEASE AMENDMENT	
ADDRESS OF PREMISES 1013 Morgantown Rd Bowling Green, KY 42100-0170	PDN Number: N/A

THIS AMENDMENT is made and entered into between **Bowling Green INS, LLC**
 WHOSE address is: 2600 Chandler Drive
 Bowling Green, KY 42104-6201

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 amend the tenant improvement allowance rent schedule,

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 1, 2014 as follows:

1. Paragraph 1.03 is amended as follows:

	09/01/2014 - 08/31/2015		09/01/2015 - 08/31/2018	
	ANNUAL RENT	RATE	ANNUAL RENT	RATE
SHELL RENT	\$72,787.68	\$12.62	\$72,787.68	\$12.62
TENANT IMPROVEMENTS RENT ¹	\$ 0.00	\$ 0.00	\$39,263.40	\$ 8.15
OPERATING COSTS ²	\$ 28,884.00	\$ 6.00	\$ 28,884.00	\$ 6.00
TOTAL ANNUAL RENT	\$101,671.68	\$18.62	\$140,935.08	\$26.77

This Lease Amendment contains 1 page(s).

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: DAVID G. CHAMBERLAIN
 Title: MANAGER
 Entity Name: BOWLING GREEN INS, LLC
 Date: 3.23.15

FOR THE GOVERNMENT:

Signature: _____
 Name: Verena Derogon
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 3/24/15

WITNESSED BY

Signature: _____
 Name: DENNIS EMMETT
 Title: Prop. Man
 Date: 3/23/15

	09/01/2018 - 08/31/2020		09/01/2020 - 08/31/2023	
	ANNUAL RENT	RATE	ANNUAL RENT	RATE
SHELL RENT	\$87,999.92	\$18.28	\$ 87,999.92	\$18.28
TENANT IMPROVEMENTS RENT ¹	\$ 39,263.40	\$ 8.15	\$ 0.00	\$ 0.00
OPERATING COSTS ²	\$ 28,884.00	\$ 6.00	\$ 28,884.00	\$ 6.00
TOTAL ANNUAL RENT	\$156,147.32	\$32.43	\$116,883.92	\$24.28

1. Tenant Improvement Allowance of \$173,382.88 is amortized at a rate of 5 percent per annum over 5 years.
2. Operating cost is base rate, with no CPI adjustments to date.

2. Paragraph 1.05 is amended as follows:

The Government may terminate this lease in whole, or in part, at any time after August 31, 2020, by providing not less than 90 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 or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

INITIALS: DBL & WJP
 LESSOR & GOV'T