## GENERAL SERVICES ADMINISTRATION

PUBLIC BUILDINGS SERVICE

NO..1

8/15/97

TO LEASE NO.

SUPPLEMENTAL LEASE AGREEMENT

GS-04B-35425

ADDRESS OF PREMISES

312 Heritage Drive Oxford, MS

THIS AGREEMENT, made and entered into this date by and between Larry McAlexander/Heritage Development LLC

whose address is

P.O. Box 1041

Oxford, MS 38655

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective June 2, 1997

The purpose of this Supplemental Lease Agreement is to reflect the acceptance of the space on June 2, 1997, correct the square footage, and allow payment of the lump sum items.

- I. Paragraph 1 is hereby amended to read as follows:
- "1. The Lessor hereby leases to the Government 5,798 rentable square feet (rsf) of office and related space at 312 Heritage Drive, Oxford, Lafayette County, Mississippi, to be used for such purposes as determined by the General Services Administration."
- II. Paragraph 2 is hereby deleted in its entirety and replaced by the following:
- "2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on June 2, 1997, through June 1, 2007, subject to termination and renewal rights as may be hereinafter set forth."
- III. Paragraph 3 is amended to read as follows:
- "3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

Annual Rent

Rate POSF

Monthly Rate

June 2, 1997-June 1, 2007

\$83,326.88

\$15.52

\$6,943.91"

\*\*\*\* Page 1 of 2 \*\*\*\*

INITIALS:

GSA FORM 276x

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IV. Parag	raph 9 i	s hereby	changed	as foll	ows:

- "9. The premises described in Paragraph 1 of this SLA shall contain 5,369 occupiable square feet (OSF) of office and related space. Of this space, 5,329 osf are on the second floor, and 40 osf are on the first floor."
- V. Paragraph 13 is hereby changed to show the Government's percentage of occupancy for real estate tax adjustments is 50.4%.
- VI. The Government shall pay the Lessor a one-time lump sum payment of \$86,377.62 for the items listed on the attached sheet.

\*\*\*\* Page 2 of 2 \*\*\*\*

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 above date.

LESSOR LARRY MCALEXANDER	
	OWNER_
	(Title)
	Oxford, ms
(signature) ·	(Address)
UNITED STATES OF AMERICA	
BY	CONTRACTING OFFICER GENERAL SERVICES ADMINISTRATION

(Official Title)