

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 01
	TO LEASE NO. GS-04B-61981
ADDRESS OF PREMISES ██████████ BUILDING, 345 KEYWAY DRIVE, JACKSON, MS 39232-8808	PDN Number: N/A

THIS AMENDMENT is made and entered into between MARGARET D. WHITE & MARGARET O. DAVIS dba KEYWAY PROPERTIES

whose address is: **345 KEYWAY DRIVE, JACKSON, MISSISSIPPI 39232-8808**

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

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

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 January 15, 2013 as follows:

The purpose of this Lease Amendment is to (A) establish the commencement and end dates of the Lease based on acceptance and full occupancy of the Government; (B) to clarify the premises of the Lease; and, (C) to clarify the termination rights outlined in the Lease.

A. Lease Term:

TO HAVE AND TO HOLD the said premises with their appurtenances to be used for such purposes as established by the Government for the term beginning January 15, 2013 through January 14, 2023, subject to termination rights and renewal rights as hereinafter may be set forth.

[CONTINUED ON NEXT PAGE]

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

FOR THE LESSOR:

Signature: ██████████
Name: Margaret D White
Title: co-owner / manager
Entity Name: Margaret D White for Margaret O Davis
Date: 2-8-13 dba Keyway Properties

FOR THE GOVERNMENT:

Signature: ██████████
Name: Eugene D. Wilgert
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 2-12-2013

WITNESSED FOR THE LESSOR BY:

Signature: ██████████
Name: DANIEL T WHITE
Title: WITNESS
Date: 2-8-13

B. The Premises:

GSA Form L201A, Paragraph 1.01 is amended to include the following summary:

Rentable Square Feet (RSF)	4,155
ANSI/BOMA Office Area Square Feet (ABOASF)	4,155
Common Area Factor (CAF)	1.0000
Parking (Surface)	20

C. Lease Termination Rights

GSA Form L201A, Paragraph 1.05, is amended to read:

The Government may terminate this Lease, in whole or in part, after January 14, 2018, by providing at least ninety (90) days' written notice to the Lessor. The effective date of termination shall be the termination date set forth in the notice. No rental shall accrue after the effective date of termination.

[INTENTIONALLY LEFT BLANK]

INITIALS:


LESSOR

&


GOVT