

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-08P-14916
ADDRESS OF PREMISES	PDN Number:

THIS AMENDMENT is made and entered into between

whose address is:

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 reconcile Tenant Improvements amortization start date.

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 **December 1, 2016**, as follows:

"1.03 RENT AND OTHER CONSIDERATIONS (SEP 2013)

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

	FIRM TERM	
	ANNUAL RENT	
SHELL RENT ^{1,6}	\$418,452.67	
TENANT IMPROVEMENTS RENT ²	\$59,301.82	
OPERATING COSTS ³	\$165,427.37	
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 0.00	
PARKING ⁵	\$0.00	
TOTAL ANNUAL RENT	\$643,181.85	

A. ¹Shell rent calculation:

B. ²(Firm Term) \$15.46 per RSF multiplied by 27,074 RSF

C. ³The Tenant Improvement Allowance of \$396,030.50 is amortized at a rate of 8.0 percent per annum over 115 months

D. ⁴Operating Costs rent calculation: \$6.11 per RSF multiplied by 27,074 RSF

E. ⁵Building Specific Amortized Capital (BSAC) of \$0 are amortized at a rate of 0 percent per annum over 10 years

F. ⁶Parking costs are included in the Shell rent

G. ⁶Real Estate Taxes (estimated) in the amount of \$44,637.23/year are included in the shell rental."

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.

FOR THE LESSOR:

Signature:

Name:

Title:

Entity Name:

Date:

Hee Leving

Managing Manager

Madison Investments, LLC

8.15.17

FOR THE GOVERNMENT:

Signature:

Name:

Title:

GSA, Public Buildings Service,

Date:

Shelley Smith

Lease Contracting Officer

8/15/17

WITNESSED FOR THE LESSOR BY:

Signature:

Name:

Title:

Date:

Andy Burk Oster

Executive Assistant

8.15.17

"1.08 TENANT IMPROVEMENTS AND PRICING (SEP 2013)

The Lessor has agreed to a total TI pricing of \$396,030.50 based upon the approved DID's included in Exhibit A. The amount is amortized in the rent over the 10-year firm term of the lease at an interest rate of 8.0%."

INITIALS:  & 
LESSOR GOVT