

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LNC62058
LEASE AMENDMENT	
ADDRESS OF PREMISES 830 Florence Street, NW Concord, NC 28027-5947	PDN Number:

THIS AMENDMENT is made and entered into between Mitchell W. Watts

whose address is: [REDACTED]
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 consideration hereinafter mentioned covenant and agree that the said Lease is amended:

Effective September 4, 2013 as follows the Lessor hereby leases to the Government 6,309 rentable square feet (RSF) of office and related space, yielding 6,309 ANSI/BOMA office area square feet of space. The Lessor will provide 941 rentable square feet (RSF) at no additional cost to the Government resulting in the Government occupying 7,250 rentable square feet (RSF).

1. Paragraph 1.03 Rent and Other Consideration, of the lease is hereby amended as follows:

	10/27/2013 THRU SPACE ACCEPTANCE
SHELL RENT	\$81,386.10
TENANT IMPROVEMENTS RENT	\$ 0.00
OPERATING COSTS	\$ 46,812.78
BUILDING SPECIFIC SECURITY	\$ 0.00
PARKING	\$ 0.00
TOTAL ANNUAL RENT	\$128,198.88
PRSF	\$20.32
PUSF	\$20.32

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: [REDACTED]
Name: [REDACTED]
Title: OWNER
Entity Name: _____
Date: 9/11/2013

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: MICHAEL KRISKELO
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 9/17/2013

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: ROBERT L. [REDACTED]
Title: _____
Date: 9/11/2013

2. Upon completion and acceptance of tenant improvements, the Lessor will lease to the Government a total of 6,309 rentable square feet (RSF) of office and related space, yielding 6,309 ANSI/BOMA office area square feet of space. The Lessor will provide 941 rentable square feet (RSF) at no additional cost to the Government resulting in the Government occupying 7,250 rentable square feet (RSF) and thirty seven (37) onsite parking spaces at the rate of \$29.16 (inclusive of tenant improvement costs).

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$81,386.10	\$87,500.00
TENANT IMPROVEMENTS RENT	\$ 53,360.39	\$0.00
OPERATING COSTS	\$ 46,812.78	\$ 46,812.78
BUILDING SPECIFIC SECURITY	\$ 2,435.93	\$ 0.00
PARKING	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$183,995.20	\$134,312.78

*The rental set forth in paragraph 1 of this lease amendment does not include tenant improvement or building specific security costs. Upon completion of tenant improvements, the actual cost of tenant improvements shall be reconciled and the rent will be adjusted accordingly.

INITIALS:  & 
 LESSOR & GOV'T