

| | |
|---|---|
| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT | LEASE AMENDMENT No. 6 TO LEASE NO. GS-02-B-24082 |
| ADDRESS OF PREMISES 99 10th Avenue New York, NY 10011-4713 | PDN Number: N/A |

THIS AMENDMENT is made and entered into between Able Empire Group, L.P.

whose address is: 100 Peabody Place
Room 1400
Memphis, TN 38103

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 upon execution by the Government by deleting Paragraph 1.15 of the Lease in its entirety and replacing it with the following:

1.15 24-HOUR HVAC REQUIREMENT (APR 2011)

The hourly overtime HVAC rates specified in Paragraph 1.14 shall not apply to the Radio Room located on the 5th floor, the Laboratory located on the 7th floor, the Lockup and processing area on the 6th floor, or the Title III Area that will be located on the 8th Floor. If 24-hour HVAC is required by the Government for these designated areas. Such services shall be provided by the Lessor and paid by the Government in equal monthly installments throughout the life of the Lease upon receipt of an invoice based on the rates listed below:


- An annual rate of \$505,386.00 from June 3, 2016 – July 11, 2016;
- An annual rate of \$516,971.00 from July 12, 2016 – June 2, 2019;
- An annual rate of \$560,860.63 from June 3, 2019 – June 2, 2022;
- An annual rate of \$608,561.80 from June 3, 2022 – June 2, 2025;
- An annual rate of \$538,226.44 from June 3, 2025 – June 2, 2028;
- An annual rate of \$583,961.98 from June 3, 2028 – June 2, 2031.

This Lease Amendment contains 1 page.


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: August T. Giveman
 Title: Co-Owner
 Entity Name: Able Empire Group, Inc.
 Date: _____

FOR THE GOVERNMENT:

Signature: 
 Name: Scott Elgart
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 10/31/16

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: _____
 Title: _____
 Date: _____