

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04B-LTN60105
ADDRESS OF PREMISES 818 Sunset Dr. Johnson City, TN 37604-83107	PDN Number:

THIS AMENDMENT is made and entered into between [REDACTED]

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 to give notice to proceed with tenant improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended:

Effective September 12, 2014

The Government hereby accepts the Lessor's proposal to provide all labor and materials necessary to install and maintain the tenant improvements and issues a **Notice to Proceed for Tenant Improvements** in the amount of:

\$108,578.21

The Government hereby agrees to reimburse the Lessor, via monthly rental rates for build out of the space. Said alterations are to be completed per the specifications inclusive of the tenant alterations costs, inclusive of Design Intent Drawings/Working Construction Drawings, all developer fees including profit and overhead, and all architectural and engineering fees. The total cost shall not exceed **\$110,000.00** for the said tenant improvements. Any work that is done that exceeds the cost specified will be the financial responsibility of the Lessor. All work shall be performed and completed after normal business hours or as agreed by the agency.

The Lessor shall complete Tenant Improvements within 60 working days of receiving the Notice to Proceed from the Government. Any deviations from the Scope of Work (SOW) and the approved DID's (Design Intent Drawings) will not be permitted unless prior written authorization is obtained from the GSA Contracting Officer.

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: 9-18-14

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: Brenda Dnskel-Grimm
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 12/4/2014

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: BRENDA BERRY
 Title: SECRETARY
 Date: 9-18-14

Upon completion, inspection, and acceptance of the space by the Contracting Officer, a Lease Amendment will be drafted to consolidate any additional TI costs, to finalize rent payments, and to establish beneficial occupancy.

Whereas the occupying tenant agency does not have contractual authority to enter into any agreements with the Lessor or the Lessor's representatives for improvements, changes, or modifications of this lease agreement unless, approved by a GSA Contracting Officer. To enter into such agreements with the occupying tenant agency may result in unrecoverable costs for the Lessor.

The Lessor hereby waives restoration as a result of all improvements

All other terms and conditions remain in full force and effect.

Use of the GSA Form 276, Supplemental Lease Agreement has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

INITIALS: *JW* LESSOR & *BDC* GOVT