

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LTN60147
ADDRESS OF PREMISES 186 Commerce Street Paris, TN 38242-4917	PDN Number: NA

THIS AMENDMENT is made and entered into between Sheamus Nichols, LLC
 WHOSE address is: 109 Ravenswood CT, Petaluma, CA 94952-4782

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

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 11/14/2014 as follows:

- A. To Have and To Hold the said Premises with its appurtenances for the term beginning ~~either~~ upon November 12, 2014 and continuing for a period of 10 Years, 5 Years Firm, subject to termination and renewal rights as may be hereinafter set forth.
- B. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:


	FIRM TERM (11/12/2014 - 11/11/2019)	NON FIRM TERM (11/12/2019 - 11/11/2024)
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$70,168.00	\$70,168.00
TENANT IMPROVEMENTS RENT ²	\$ 21,804.54	\$0.00
OPERATING COSTS ³	\$ 47,828.80	\$ 47,828.80
TOTAL ANNUAL RENT	\$139,801.34	\$117,996.80

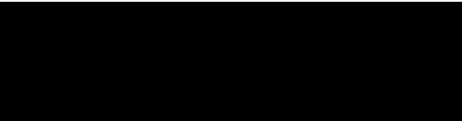
¹Shell rent calculation:
 (Firm Term) \$9.80 per RSF multiplied by 7160 RSF
 (Non Firm Term) \$9.80 per RSF multiplied by 7160 RSF
²The Tenant Improvement Allowance of \$94,555.17 is amortized at a rate of 5.75 percent per annum over 5 years.
³Operating Costs rent calculation: \$6.68 per RSF multiplied by 7160 RSF

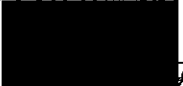
- C. The Government may terminate this Lease, in whole or in part, at any time effective after November 11, 2019, by providing not less than 120 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

This Lease Amendment contains i page(s).

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 
 Signature: _____
 Name: _____
 Title: _____
 Entity Name: Sheamus Nichols LLC
 Date: 11-12-2014

FOR THE GO 
 Signature: _____
 Name: Marcus Skinner
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 11/20/14

WITNESSED FOR THE LESSOR BY:
 Signature: 
 Name: Robin
 Title: member
 Date: 11-14-14