

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. GS-04B-62239

ADDRESS OF PREMISES: 701 Broadway
Nashville, TN 37203

THIS AGREEMENT, made and entered into this date by and between Customs House Associates LTD

WHOSE ADDRESS IS : 701 BROADWAY, 4TH FL
Nashville, TN 37203-3944

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 the considerations hereinafter mentioned covenant and agree that the said Lease is extended, effective December 2, 2013, as follows:

The purpose of this LA is to expand the current square footage by 208 ABOA/239 RSF.

Section 1, 1.01A, 1.30A, 1.12 of the original lease are hereby deleted in its entirety and replaced with the following:

1. The Lessor hereby leases to the Government the following described premises:

A total of 8,124 usable (9,342 rentable) square feet of office and related space; consisting of Block A (██████): 7,916 ABOA (9,103 RSF) on the 3rd floor; Block B (██████): 208 ABOA (239 RSF), Basement. In addition, thirteen (13) reserved parking spaces for the ██████.

2. Government shall hereby pay the lessor annual rent for the entire term, monthly, in arrears, as follows:

	<u>TERM</u>	<u>ANNUAL RENT</u>	<u>PER RSF. RATE</u>	<u>MONTHLY RENT</u>
Block A	09/01/2013-08/31/2023	\$191,507.08	\$21.04	\$15,958.92
Block B	12/02/2013-08/31/2023	\$3,243.46	\$13.57	\$270.29

Block A Shell rent calculations: 16.35 prsf X 9,103 rsf; Block A Operating rent calculations: 4.69 prsf X 9,103 rsf
Block B Shell rent calculations: 9.00 prsf X 239 rsf; Block B Operating rent calculations: 4.57 prsf X 239 rsf

Block B base rate for operating adjustment shall be 4.57 prsf (rounded) OSW

TOTAL COMPOSITE RATE (9,342 rsf)

<u>TERM</u>	<u>ANNUAL RENT</u>	<u>PER SQ. FT. RATE</u>	<u>MONTHLY RENT</u>
09/01/2013-12/1/2013	\$191,507.08	\$21.04	\$15,958.92
12/02/2013-08/31/2023	\$194,750.54	\$20.85	\$16,229.21

3. The percentage of occupancy is 7.8 %

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 ██████ Associates LTD
Signature: [Signature]
Name: David S. Shelton
Title: President
Entity Name: Customs House Associates, LTD
Date: 12-2-2013

FOR THE G
Signature: [Signature]
Name: Brent
Title: Leas
GSA
Date: 12/19/2013

WITNES
Signature: [Signature]
Name: [Name]
Title: Witness
Date: 12-2-13