

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LTN62681
ADDRESS OF PREMISES 3223 Players Club PKWY Memphis, TN	PDN Number: NA

THIS AMENDMENT is made and entered into between Cohen Southwind, GP
WHOSE address is: 6750 Poplar Avenue, Suite 107 Memphis, TN

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 11/14/14 as follows:

- A. To Have and To Hold the said Premises with its appurtenances for the term beginning either upon October 1, 2014 or upon acceptance of the Premises as required by this Lease, whichever is later, and continuing for a period of 10 Years, 5 Years Firm, October 1, 2014 through September 30, 2024.
- B. The Government may terminate this Lease, in whole or in part, at any time effective after September 30, 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.
- C. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM ¹⁹ (10/1/14 - 9/30/14)	NON FIRM TERM (10/1/19 - 9/30/2024)
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$25,156.31	\$25,156.31
OPERATING COSTS ³	\$ 11,878.71	\$ 11,878.71
PARKING ⁵	\$ 0	\$ 0
TOTAL ANNUAL RENT	\$37,035.02	\$37,035.02

¹Shell rent calculation:
(Firm Term) \$10.61 per RSP multiplied by 2371 RSP
(Non Firm Term) \$10.61 per RSP multiplied by 2371 RSP
³Operating Costs rent calculation: \$5.01 per RSP multiplied by 2371 RSP

¹
This Lease Amendment contains 1 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: _____
 Name: Eric D. Cohen
 Title: Partner
 Entity Name: B. Cohen Investments
 Date: 11/17/2014

FOR THE G
 Signature: _____
 Name: _____
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 11/18/14

WITNESSED FOR THE LESSOR BY:
 Signature: _____
 Name: Terri Bowen
 Title: Office Assst.
 Date: 11-17-14