

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07P-17285
ADDRESS OF PREMISES DOWNTOWN STATION 101 S. JACKSON ST. EL DORADO, AR 71730-6130	PDN Number: N/A

THIS AMENDMENT is made and entered into between

EL DORADO FEDERAL CENTER, LLC

whose address is: 12587 FAIR LAKES CIR.
FAIRFAX, VA 22033-3822

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 incorporate the Agency Special Requirements and to provide for the development of the Construction Documents for the tenant alterations.

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 as follows:

7.04 AGENCY SPECIAL REQUIREMENTS

The Government provided Agency Special Requirements dated June 20, 2013, which will form the basis of the construction documents and the tenant improvement costs are hereby incorporated in to the Lease as Exhibit H (7 pages).

7.05 RELOCATION OF [REDACTED]

In addition to the Special Requirements included as Exhibit H to this Lease, the Government requires that the [REDACTED] be relocated from the second floor to the first floor. The [REDACTED] must be positioned so that visitors attempting to access Elevator No. 1 or the stairwell opposite Elevator No. 1 must pass through the [REDACTED] screening area. The Government acknowledges that after hours the [REDACTED] is in a public area and is solely responsible for securing the applicable equipment at all times and the Lessor shall not be responsible for any damage, theft or removal of this equipment. The cost to relocate the [REDACTED] shall be included in the TI price proposal.

7.06 TENANT IMPROVEMENT FEE SCHEDULE (JUN 2012)

For pricing TI costs, the following rates shall apply for the initial build-out of the Space.

This Lease Amendment contains 4 pages and Exhibit H Agency Special Requirements (7 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: Peter E. Duan
 Title: Manager
 Entity Name: El Dorado Federal Center, LLC
 Date: 9/3/15

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 2/11/2016

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: Maureen Duan
 Title: Self.
 Date: 9/3/15

P.O.