

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-07P-LAR17285
<b>ADDRESS OF PREMISES</b> Downtown Station 101 S. Jackson Street El Dorado, AR 71730-6130	PDN Number:

**THIS AMENDMENT** is made and entered into between **EL DORADO FEDERAL CENTER, LLC** whose address is: 12587 Fair Lakes Circle 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. The purpose of this Lease Amendment is to issue Notice to Proceed with Tenant Improvements (TIs) for Judge Chambers Renovation, to approve the total TI costs, and to provide for payment of TIs.

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 by the Government as follows:

- 1) To provide for a Notice to Proceed for construction of TIs and provide for a date of substantial completion; and
- 2) To establish the total cost of the Tenant Improvements (TIs); and
- 3) To state the Tenant Improvement Allowance and BSAC Allowance; and
- 4) To provide for the method of payment of the total TIs; and
- 5) All other terms and conditions shall remain in full force and effect.

**See Page 2**


This Lease Amendment contains 33 pages (Including Exhibit A).

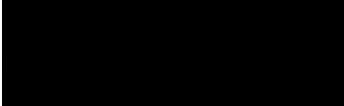
**All other terms and conditions of the lease shall remain in force and effect.**

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


**FOR THE LESSOR: El Dorado Federal Center, LLC**

**FOR THE GOVERNMENT**

Signature:   
Name: Peter E. Dunn  
Title: Manager / Sole Member  
Entity Name: El Dorado Federal Center LLC  
Date: 10/12/2016

Signature:   
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: \_\_\_\_\_

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name: \_\_\_\_\_  
Title: Self  
Date: 10/12/2016

P.O.

1. Upon this Lease Amendment (LA) being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the construction and installation of the TIs required in the leased premise as per the Construction Drawings (CDs) referenced as CADM Architecture Inc., Federal Courthouse Building US District Court Judges Chambers El Dorado Arkansas, containing 1 page, and last revised on September 2, 2015. Additionally, the cost associated with the CDs are depicted in Exhibit "A" titled "El Dorado Federal Center Judges Chamber Renovation Proposal Revised October 7, 2016. The total cost of the Tis is \$158,551.47. The anticipated date of completion of all the TIs is on or before January 15, 2017.
2. The Government and the Lessor have agreed that the total cost of the TIs be \$158,551.47 The total TI cost of \$158,551.47 includes all fees including but not limited to general and administrative costs, project management fees, profit, overhead, and any and all other fees associated with the completion of the TI on or before the anticipated date of completion.

Any changes to the Construction Drawings which will result in a financial, conditional, or term change to the lease agreement, of any type, must be approved, in writing, and in advance of any resulting work performed by the Lessor, by the GSA Contracting Officer

3. The Tenant Improvement Allowance (TIA) is \$641,158.75. The Allowances shall be amortized over the remaining firm term of the lease at an annual interest rate of 6.0%. The total amount of the TI Allowance to be amortized is \$158,551.47.
4. The Government shall pay for the total TI cost by amortizing in the rent of the remaining firm term a total cost of \$158,551.47. Upon the completion of the TI construction and the acceptance of the space by the Government, the subsequent space Acceptance Lease Amendment, shall include the terms and amounts of the scheduled total rent, including the breakdown of the annual Shell Rent amount, the annual Operating Cost amount (plus CPI adjustments), and the annual amortized TI costs.
5. All other terms and conditions shall remain in full force and effect.

INITIALS: P.O. & [Signature]  
LESSOR GOVT