

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-04P-LFL62198
ADDRESS OF PREMISES 3701 NW 82 nd Avenue Unit B Doral, FL 33166	PDN Number:

As authorized by the Changes clause of the Lease (Lease Exhibit E, Clause No. 30(a)), Effective July 1, 2017, GSA makes the following changes to the services required under the Lease:

A. Changes to Responsibility for Utilities

1. Paragraph 6.02 of the lease is hereby deleted in its entirety and replaced with the following section:

6.02 UTILITIES

1. Relative to the base building and tenant operations for the premises described in section 1.01 of the lease of 7482 ANSI BOMA Office Area (ABOA), and exclusive of the areas and items referenced in paragraph 4 herein, the Government will remit payment directly to Florida Power & Light Co. for electricity usage, and will remit payment directly to Dade County Water and Sewer Authority for water usage.
2. The Government's responsibility for the electricity usage costs and water usage costs referenced in paragraph 1 shall be based upon the usages measured by the separate meters installed in the premises by Florida Power & Light Co. (electricity) and by Dade County Water and Sewer Authority (water). The accounts associated with these meters shall be transferred by Lessor to [REDACTED].
3. The Government shall have full access to and control of the HVAC thermostats to control the temperature within the premises referenced in paragraph 1 herein, 24 hours a day and 7 days a week.
4. Lessor remains responsible for electricity usage costs and water usage costs associated with exterior parking area and exterior building lighting; common area sprinkler systems; office space of Lessor's building engineer and of Lessor's manager; and lawn and landscaping services.

This Lease Amendment contains 2 pages.

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

FOR THE

Signature

Name:

Title:

GSA, Public Buildings Service

Date:

6/15/17

5. Maintenance and repair of the electrical system and of the plumbing system remains the responsibility of Lessor.

2. Lease paragraphs 1.17 (HVAC OVERTIME HVAC RATES), 1.18 (24-HOUR HVAC REQUIREMENT) and 6.06 (OVERTIME HVAC USAGE) are hereby deleted in their entirety.

B. Changes to Reimbursement for Operating Costs

1. The deletion from Lessor's scope of the utilities referenced in paragraph A herein eliminates Lessor's incurrence of [REDACTED] in costs for electrical utilities and [REDACTED] in costs for sewer and water utilities supplies (pricing derived from the breakdown of "original scope" operating costs set forth in the "Claim for Operating Cost Adjustment" submitted by Lessor to GSA in March, 2016). Eliminating these costs reduce Lessor's annual operating costs by a total of [REDACTED].

2. Changes to the use of the premises have increased Lessor's annual operating costs of [REDACTED] for maintenance and repair of the plumbing system; [REDACTED] for maintenance and repair of the electrical system; and [REDACTED] for replacement of bulbs, tubes and starters (pricing derived from the "cost difference" in operating costs set forth in the "Claim for Operating Cost Adjustment" submitted by Lessor to GSA in March, 2016). These added expenses increase Lessor's annual operating costs by a total of [REDACTED].

3. Based upon the sum total of the cost reductions in paragraph B.1 herein and the cost increases in paragraph B.2 herein, the amount to be paid annually by GSA to Lessor for operating costs is hereby reduced from \$40,144.52 to \$24,955.52.

4. In accordance with the adjustment of operating costs referenced herein, Lease paragraph 1.03 lease is hereby amended as follows:

	7/1/17-3/6/2021	3/7/2021-3/6/2026
Shell rent	\$106,521.25	\$131,699.00
Tenant improvements	\$44,805.36	\$44,805.36
Operating costs	\$24,955.52	\$24,955.52
BSAC	\$2,183.90	\$2,183.90
Total annual rent	\$178,466.03	\$203,643.78
PRSF	\$23.04	\$26.29
PUSF	\$23.85	\$27.22

¹ (7/1/17-6/6/21) shell: \$13.75 per RSF multiplied by 7,747 RSF equals to \$106,521.25 annual rent.

(3/7/21-3/6/26) shell : \$17.00 per RSF multiplied by 7,747 RSF equals to \$131,699.00 annual rent.

²The Tenant Improvement Allowance of \$307,743.64 is amortized at a rate of 8% per annum over 120 months.

³Operating Cost rent calculation: \$3.22(rounded) per RSF multiplied by 7,747 RSF equals \$24,955.52.

⁴ Building Specific Security Costs of \$15,000 are amortized at a rate of 8% per annum over 120 months

5. Paragraph 1.15 Operating Cost Base is hereby deleted in its entirety and replaced with the following paragraph:

"For the purpose of applying the paragraph titled "Operating Costs Adjustment," the Lessor's base rate for operating costs shall be 3.22 per RSF, (\$24,955.52 annual).

All other terms of the Lease remain in full force and effect.

GOVT