

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04B-62530
ADDRESS OF PREMISES 15100 NW 67th Avenue, 4th Floor, Miami Lakes, FL 33014-2048	PDN Number:

THIS AMENDMENT is made and entered into between **The Graham Companies**

whose address is: 6843 Main Street, Miami Lakes, Florida 33014-2048

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease contract to issue a notice to proceed with the Tenant Improvements.

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:

Page 1 of GSA Form L201C (6/12) is hereby deleted entirely and replaced as follows:

To Have and To Hold the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing from May 13, 2015 through May 12, 2025, subject to termination and renewal rights as may be hereinafter set forth.

Continued on Page 2

This Lease Amendment contains 3 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: _____
 Title: CEO
 Entity Name: The Graham Companies
 Date: 6/2/15

FOR THE GOVERNMENT

Signature: _____
 Name: _____
 Title: _____
 GSA, Public Buildings Service
 Date: 6/5/15

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: _____
 Title: ASST. SECRETARY SECRETARY
 Date: 6/3/15

Paragraph 1.03(A) of GSA Form L201C (6/12) is hereby deleted entirely and replaced as follows:

1.03 RENT AND OTHER CONSIDERATIONS (JUN 2012)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	5/13/2015 – 5/12/2020	5/13/2020 – 5/12/2025
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$289,557.07	\$368,561.71
TENANT IMPROVEMENTS RENT ²	\$69,794.92	\$0.00
OPERATING COSTS ³	\$74,573.29	\$74,573.29
BUILDING SPECIFIC SECURITY ⁴	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$433,925.28	\$443,135.00

¹Shell rent (Firm Term) calculation: \$22.87 per RSF multiplied by 12,661 RSF

²The Tenant Improvement Allowance of \$293,731.88 is amortized at a rate of 7 percent per annum over 5 years

³Operating Costs rent calculation: \$5.89 per RSF multiplied by 12,661 RSF

⁴Building Specific Security Costs of \$0 are amortized at a rate of 0 percent per annum over 0 years

Paragraph 1.04 of GSA Form L201C (6/12) is hereby deleted entirely and replaced as follows:

1.04 BROKER COMMISSION AND COMMISSION CREDIT (JUN 2012)

A. Jones Lang LaSalle (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is [REDACTED] and is earned upon Lease execution, payable according to the Commission Agreement signed between the two parties. Only [REDACTED] of the Commission will be payable to Jones Lang LaSalle with the remaining [REDACTED], which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1st Rental Payment \$36,160.44 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 1st Month's Rent.*

Month 2nd Rental Payment \$36,160.44 minus prorated Commission Credit of [REDACTED] equals [REDACTED] adjusted 2nd Month's Rent.*

* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

Paragraph 1.05 of GSA Form L201C (6/12) is hereby deleted entirely and replaced as follows:

1.05 TERMINATION RIGHTS (Aug 2011)

The Government may terminate this Lease, in whole or in part, at any time effective May 12, 2020, by providing not less than 60 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.

Continued on Page 3

INITIALS:

[Signature]
LESSOR

&

[Signature]
GOVT

Paragraph 1.08 of GSA Form L201C (6/12) is hereby deleted entirely and replaced as follows:

1.08 TENANT IMPROVEMENT ALLOWANCE (AUG 2011)

The actual Tenant Improvement costs for this Lease are **\$293,731.88** including \$284,645.00 per Lease Amendment No. 1 plus \$9,086.88 per the change order list below. This amount is hereby approved and is amortized in the rent over the Firm Term of this Lease at an annual interest rate of 7.0 percent.

C.O. #	Change Order Description	Amount of Change Order (\$)	Management Fee (5%)	Cost to
1	Cost to upgrade to Advance Tabco FS-1-3624-24RL from specified Tabco FC-1-2424-24RL.	██████████	██████████	██████████
2	Cost to supply & install K-11 kraft face batt insulation offices #3, 5, 6, 8, 25, 26, 27, 28	██████████	██████████	██████████
3	Cost to install 80 lf of 2" EMT conduit with pull string & ground bar	██████████	██████████	██████████
4	Cost of addition/revision of electric outlets in Copy 02/19 & Conf 09/15	██████████	██████████	██████████
5	██████████ stainless steel locker room bench per plan revision	██████████	██████████	██████████
6	Cost to supply & install 6 new down lights	██████████	██████████	██████████
7	Exhaust Fan & Add'l Duct	██████████	██████████	██████████
	██████████ Total Increase per Change Orders			\$9,086.88

END OF DOCUMENT

INITIALS:


LESSOR

&


GOVT