

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b> <b>ADDRESS OF PREMISES</b> <b>DEPOSIT GUARANTY PLAZA</b> <b>210 EAST CAPITOL STREET, SUITES 940 &amp; 1001</b> <b>JACKSON, MS 39201-2306</b>	<b>LEASE AMENDMENT No. 05</b>
	<b>TO LEASE NO. GS-04P-LMS60222</b>
<b>PDN Number: N/A</b>	

**THIS AMENDMENT** is made and entered into between **HERTZ JACKSON ONE, LLC**

whose address is: **DEPOSIT GUARANTY PLAZA, 210 EAST CAPITOL STREET, SUITE 250, JACKSON, MS 39201-2378**

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 April 24, 2017. The purpose of this Lease Amendment is to amend the rent to include the costs of [REDACTED]. To accomplish this, Paragraph 1.03 (*Rent and Other Considerations*), sub-paragraph A of the Lease is amended as follows:

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

	<b>Firm Term 4/24/2017 – 6/30/2020</b>	<b>Non-Firm Term 7/01/2020 – 6/30/2025</b>
	<b>Annual Rent</b>	<b>Annual Rent</b>
<b>Shell Rent*</b>	\$94,899.00	\$94,899.00
<b>Tenant Improvements*</b>	\$12,000.00	\$ 0.00
<b>Operating Costs*</b>	\$46,133.68	\$46,133.68
<b>Parking*</b>	\$3,000.00	\$3,000.00
<b>Total Annual Rent</b>	<b>\$156,032.68</b>	<b>\$144,032.68</b>

\*Shell rent calculation: \$12.73 per RSF (rounded to 2-decimals) multiplied by 7,454 RSF.  
 \*Tenant improvement amount of \$60,000 is amortized at a rate of 0.0% per annum over 5-years (60-months);  
 \*Operating Costs rent calculation: \$6.19 per RSF (rounded to 2-decimal places) multiplied by 7,454-RSF.  
 \*Parking costs described under sub-paragraph H below.

This Lease Amendment contains 2 page(s).

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:**

**FOR THE GOVERNMENT:**

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: [REDACTED]  
 Entity Name: Hertz Jackson One, LLC  
 Date: April 25, 2017

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service  
 Date: 4-28-2017

**WITNESSED FOR THE LESSOR BY:**

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: Asst. Property Manager  
 Date: 4/25/17

1. Operating Rent includes the following -

- a. [REDACTED] per annum [REDACTED] per RSF) for base cost of services;
- b. [REDACTED] per annum ([REDACTED] per month or [REDACTED] per RSF) for [REDACTED] and,
- c. [REDACTED] per annum ([REDACTED] per month or [REDACTED] per RSF) for internet access for the [REDACTED].

Lease Amendment #04 is hereby voided.

INITIALS: Jms & GB  
LESSOR GOVT