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| <b>GENERAL SERVICES ADMINISTRATION<br/>PUBLIC BUILDINGS SERVICE</b>  | <b>LEASE AMENDMENT No. 01</b>       |
|  | <b>TO LEASE NO. GS-04P-LMS62148</b> |
| <b>LEASE AMENDMENT<br/>ADDRESS OF PREMISES<br/>OVERLEY BUILDING<br/>805 YALLOBUSHA STREET<br/>GREENWOOD, MS 38930-2000</b> | <b>PDN Number: N/A</b>              |

**THIS AMENDMENT** is made and entered into between **SHIRLEY OVERLEY**

whose address is:

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 June 01, 2015 as follows:

The purpose of this Lease Amendment is (1) to amend the commencement and expiration dates of the Lease; (2) to amend the Office and Related Space of the Premises to include storage for Government-owned furniture and equipment; (3) to amend the rent during the term of the Lease; and, (4) to amend the Termination Rights of the Lease. To accomplish this, the "Lease Term" language, Paragraph 1.01, Paragraph 1.03 and Paragraph 1.05 of the Lease are amended as follows:

**1. The Lease Term is amended as follows:**

TO HAVE AND TO HOLD for a term beginning December 01, 2015, or upon acceptance of the Premises as required by this lease, whichever is later, and continuing through a period of ten (10) years, six (6) months (full), five (5) years (firm) through November 30, 2025, subject to the termination and renewal rights as may be hereinafter set forth.

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**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: OWNER  
Entity Name: Shirley Overley  
Date: 6-2-2015

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 6-19-2015

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: SECRETARY  
Date: 6-2-15

3. Paragraph 1.03 (Rent and Other Considerations), sub-paragraph A is amended as follows:

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

|                          | WAREHOUSE STORAGE<br>6/01/2018 - 11/30/2018 | FIRM TERM<br>12/01/2015 - 11/30/2020 | NON-FIRM TERM<br>12/01/2020 - 11/30/2026 |
|--------------------------|---|--------------------------------------|--|
|                          | ANNUAL RENT                                 | ANNUAL RENT                          | ANNUAL RENT                              |
| SHALL RENT               | \$18,260.00                                 | \$67,875.00                          | \$78,150.00                              |
| TENANT IMPROVEMENTS RENT | \$ 0.00                                     | \$40,304.38                          | \$0.00                                   |
| OPERATING COSTS          | \$ 0.00                                     | \$44,850.00                          | \$44,850.00                              |
| TOTAL ANNUAL RENT        | \$18,260.00                                 | \$153,029.38                         | \$123,000.00                             |

<sup>1</sup>Shell rent calculation:

Warehouse Storage: \$6.60 per RSF, multiplied by 2,600 RSF;

Firm Term: \$9.05 per RSF multiplied by 7,500 RSF;

Non-Firm Term: \$12.42 per RSF multiplied by 7,500 RSF.

<sup>2</sup>The Tenant Improvement Allowance of \$173,730.66 is amortized at a rate of 6.0 percent per annum over 5 years.

<sup>3</sup>Operating Costs rent calculation: \$6.98 per RSF multiplied by 7,500 RSF.

In instances where the Lessor amortizes either the TI or BSAC for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after the Firm Term or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term.

4. Paragraph 1.05 (Termination Rights) is amended as follows:

The Government may terminate this Lease, in whole or in part, at any time after November 30, 2020, by providing not less than ninety (90) 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.

INITIALS:

S.E.  
LESSOR

&

GOVT