

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. **GS-04P-LSC60201**

ADDRESS OF PREMISES: 1101 Johnson Ave, Myrtle Beach, SC 29577

THIS AGREEMENT, made and entered into this date by and between **BEI – BEACH LLC**

whose address is: 1903 Wright Place #220, Carlsbad, CA 92008

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **February 26, 2015**, as follows:

Paragraph 1.03 is hereby amended to add the cost break down associated with rental consideration for the term of this lease

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

	Firm Term 9/1/2015 - 8/31/2020	Non Firm Term 9/1/2020 - 8/31/2025
	Annual Rent	Annual Rent
¹ Shell Rent	\$75,400.50	\$82,414.50
² Operating Rent	\$17,535.00	\$17,535.00
Total Annual Rent	\$92,935.50	\$99,949.50

Firm Term

¹Shell Rent Calculation \$21.50 PRSF multiplied by 3,507 RSF

²Operating Rent Calculation \$5.00 PRSF multiplied by 3,507 RSF

Non Firm Term

¹Shell Rent Calculation \$23.50 PRSF multiplied by 3,507 RSF

²Operating Rent Calculation \$5.00 PRSF multiplied by 3,507 RSF

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: **BEI – BEACH LLC**

Signature: _____

Name: Chris F

Title: V.P.

Entity Name: BEI-BEACH LLC

Date: 3/4/15

FOR THE _____

Signature: _____

Name: D

Title: Leasing Officer

GSA, Public Buildings Service

Date: 3/12/15

WITNESSED FOR THE LESSOR BY:

Signature: _____

Name: _____

Title: Analyst

Date: 3/4/15