

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LTN62657
ADDRESS OF PREMISES 1321 Murfreesboro Pk, Nashville, TN 37217-2626	PDN Number:

THIS AMENDMENT is made and entered into between Airport Plaza, LLC.

whose address is: 110 Lynwood Blvd, Nashville, TN 37205-2904

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

WHEREAS, the parties hereto desire to amend the above Lease. TO ISSUE NOTICE TO PROCEED AND ESTABLISH THE COSTS FOR THE TENANT IMPROVEMENT WORK.

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 October 7, 2014 as follows:

A. THIS LEASE AMENDMENT (LA) confirms the Notice to Proceed for the Tenant Improvements to **6,417** rentable square feet (RSF), of office and related Space located on the **2nd floor(s)** and known as Suite(s) 204,205,206 and **3rd floor** for suite 301, of the building located at 1321 Murfreesboro Pk, Nashville, TN 37217-2626.

B. The Total Amount for the Work is \$70,314.03, for Suite#204 for [REDACTED]

The Cost Breakdown is as follows:

- Construction Costs: \$63,929.10
- Architectural Fees: \$3,669.30
- Permit Fees: \$667.62
- Overhead & Profit Costs at 3%: \$2,048.01

Total Cost: \$70,314.03 for [REDACTED]

This Lease Amendment contains 2 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: [REDACTED]
Name: [REDACTED]
Title: Partner
Entity Name: Airport Plaza, LLC
Date: 10/13/14

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: Marcus Skinner
Title: Contracting Officer
GSA, Public Buildings Service
Date: 10/14/14

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: Partner
Date: 1.13.2014

- The Total Amount for the Work is **\$37,320.97**, for Suite#205 for [REDACTED]

The Cost Breakdown is as follows:

- Construction Costs: \$34,180.39
- Architectural Fees: \$1,625.40
- Permit Fees: \$428.13
- Overhead & Profit Costs at 3%: \$1,087.05

Total Cost: \$37,320.97 for [REDACTED]

- The Total Amount for the Work is **\$7,296.80**, for Suite#206 for [REDACTED]

The Cost Breakdown is as follows:

- Construction Costs: \$6,670.00
- Architectural Fees: \$276.75
- Permit Fees: \$137.49
- Overhead & Profit Costs at 3%: \$212.56

- **Total Cost: \$7,296.80** for [REDACTED]

- The Total Amount for the Work is **\$19,895.08**, for Suite#301 for [REDACTED]

The Cost Breakdown is as follows:

- Construction Costs: \$16,788.38
- Architectural Fees: \$2,527.20
- Permit Fees: \$0.00
- Overhead & Profit Costs at 3%: \$579.50

- **Total Cost: \$19,895.08** [REDACTED]

C. **THE LESSOR SHALL** furnish all labor, materials, tools, equipment, services and associated work to perform alterations in accordance with the standards set forth in the lease, the Government approved design and intent drawings, the 100% Construction Documents.

D. **THIS LEASE AMENDMENT (LA)** includes the following document attached hereto and incorporated in the lease Contract:

1. TICS Table provided by Lynwood Management dated 10/6/2014.

E. **UPON FINAL EXECUTION** of this LA, the Lessor shall develop a Construction Schedule within 10 Working Days. The Construction schedule shall be reviewed and approved by the Government. Progress meetings will be held weekly, as applicable.

F. All work shall commence on October 7, 2014 and substantial completion no later than 120-working days excluding holidays. Final completion of Punch list items shall be within (30) days of the date of substantial completion.

G. **THE LESSOR** shall notify the Lease Contracting Officer, Marcus Skinner, in writing via e-mail marcus.skinner@gsa.gov Ten (10) days before substantial completion to schedule and arrange an inspection. Said inspection and acceptance of such work by the Government shall occur within seven (7) calendar days of the Lessor's notification. Following the same, rent shall commence on the date of acceptance of substantial completion and receipt of certificate of occupancy by the Government.

H. After inspection and acceptance of the Tenant Improvement work by the Government, Tenant Improvement Allowance of (\$241,138.21 at 6% for 5 years firm term) will be adjusted with a subsequent lease amendment to adjust the rent schedule.

ALL OTHER TERMS AND CONDITIONS OF THIS LEASE SHALL REMAIN IN FORCE AND EFFECT.

INITIALS:  LESSOR &  GOVT