

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-03P-LWV12191
ADDRESS OF PREMISES Vessel Documentation 792 TJ Jackson Dr. Falling Waters, WV 25419-9549	PDN Number: N/A

THIS AMENDMENT is made and entered into between
Boyd Falling Waters GSA I, LLC
whose address is: **303 W. Madison St., Suite 1925**
Chicago, IL 60606

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 establish the lease term, establish the square footage and establish the annual rent.

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 December 7, 2015 as follows:

1. The Lease Term Commencement Date is hereby established as December 7, 2015. The lease term is established as December 7, 2015 through December 6, 2025.
2. Paragraph 1.03, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:
 - A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM
	ANNUAL RENT
SHELL RENT ¹	\$270,297.79
TENANT IMPROVEMENTS RENT ²	\$33,314.92
OPERATING COSTS ³	\$120,546.15
TOTAL ANNUAL RENT	\$424,158.86

¹Shell rent (Firm Term) calculation: \$13.79 per RSF multiplied by 19,601 RSF

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: _____
Name: _____
Title: Authorized Signor
Entity Name: Boyd Falling Waters GSA I, LLC
Date: 1/7/2016

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 1-19-16

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: Authorized Signor
Date: 1/7/2016

²The Tenant Improvement Allowance of \$250,065.81 is amortized at a rate of 6 percent per annum over 10 years.
³Operating Costs rent calculation: \$6.15 per RSF multiplied by 19,601 RSF

3. Paragraph 1.03, sub-paragraphs B and C, are hereby deleted in their entirety.

INITIALS: Bo & GCW
LESSOR GOVT