

LEASE AMENDMENT

LEASE AMENDMENT NO. 1	TO LEASE NO. GS-04B-61186	DATE 8/20/12	PAGE 1 of 2
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ADDRESS OF PREMISES 1650 Marie Drive, Hopkinsville, KY 42240-4940

THIS AGREEMENT, made and entered into this date by and between Givens Group, LLC

whose address is 2713 Ft. Campbell Blvd, Hopkinsville, KY 42240-4940

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 revise the tenant improvement allowance.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective **June 18, 2012**, as follows:

1. Paragraph 1.03 RENT AND OTHER CONSIDERATION of the Lease is hereby deleted in its entirety and replaced with:

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

	June 18, 2012 – June 17, 2017		June 18, 2017 – June 17, 2022	
	Annual Rent	Annual Rate/RSF	Annual Rent	Annual Rate/RSF
Shell Rent	\$121,903.70	\$13.01	\$131,180.00	\$14.00
Tenant Improvements rent ¹	\$ 9,401.04	\$1.00	N/A	N/A
Operating Costs	\$49,754.70	\$5.31	\$49,754.70	\$5.31
eBuilding Specific Security ²	N/A	\$N/A	N/A	N/A
Total Annual Rent	\$181,059.44	\$19.32	\$180,934.70	\$19.31

¹The Tenant Improvements of \$41,514.00 are amortized at a rate of 5 percent per annum over 5 years.

²Building Specific Security Costs are amortized at a rate of N/A percent per annum over N/A years.


³Rates may be rounded.

B. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.


C. Rent shall be paid to the Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR Givens Group, LLC

SIGNATURE 	NAME OF SIGNER J. Calvin Givens
ADDRESS 2713 Ft. Campbell Blvd, Hopkinsville, KY 42240-4940	

IN PRESENCE OF

SIGNATURE 	NAME OF SIGNER S. Patrick Givens
ADDRESS 2713 Ft. Campbell Blvd, Hopkinsville, KY 42240	

UNITED STATES OF AMERICA

SIGNATURE 	NAME OF SIGNER Shontise Mangham OFFICIAL TITLE OF SIGNER Contracting Officer
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D. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in "Paragraph 1.01 The Premises" created herein;
2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, contractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses;
3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements, and improvements required to be made thereto to meet the requirements of this Lease.

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