

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LAL00118
<b>LEASE AMENDMENT</b>	
ADDRESS OF PREMISES 6724 Odyssey Drive Huntsville, AL 35806-3302	PDN Number: N/A

THIS AMENDMENT is made and entered into between FCA PROPERTIES, INC.

whose address is: 225 West Park Loop- Suite A  
Huntsville, AL 35806-1739

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

WHEREAS, the parties hereto desire to amend the above Lease, effective May 1st, 2018.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, upon the Government's execution of this Lease Amendment (LA) to: remove janitorial services and revise the rent table.

Paragraph 1.03 is amended to reflect the following:

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

	YEARS 1-5	YEARS 6-10
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$1,387,645.60 (\$15.07 PRSF)	\$1,184,148.80 (\$12.86 PRSF)
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$0.00 (\$0.00 PRSF)	\$0.00 (\$0.00 PRSF)
OPERATING COSTS <sup>3</sup>	\$1,195,198.40 (\$12.98 PRSF)	\$1,197,960.80 (\$13.01 PRSF)
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$0.00 (\$0.00 PRSF)*	\$0.00 (\$0.00 PRSF)
PARKING <sup>5</sup>	\$ 0.00	\$ 0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$2,582,844.00 (\$28.05 PRSF)</b>	<b>\$2,382,109.60 (\$25.87 PRSF)</b>

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

(Yrs 1-5) \$15.07 per RSF multiplied by 92,080 RSF, totaling \$1,387,645.60 annually.

(Yrs 6-10) \$12.86 per RSF multiplied by 92,080 RSF, totaling \$1,184,148.80 annually.

<sup>2</sup>There are no Tenant Improvements associated with this lease.

<sup>3</sup>Operating Costs rent calculation:

(Yrs 1-5) \$12.98 per RSF multiplied by 92,080 RSF, totaling \$1,195,198.40 annually.

(Yrs 6-10) \$13.01 per RSF multiplied by 92,080 RSF, totaling \$1,197,960.80 annually.

<sup>4</sup>There is no Building Specific Amortized Capital (BSAC) associated with this lease.

<sup>5</sup>There are no Parking costs associated with this lease.

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:

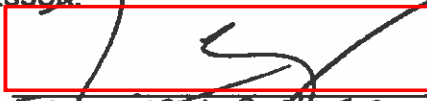
Signature:

Name:

Title:

Entity Name:

Date:

  
 Frances L. Collier  
 President/GM  
 FCA Properties, Inc.  
 06/07/18

FOR THE GOVERNMENT:


Signature:

Name:

Title:

GSA, Public Buildings Service

Date:

  
 Elaine Peters  
 Lease Contracting Officer  
 6/20/18


WITNESSED FOR THE LESSOR BY:

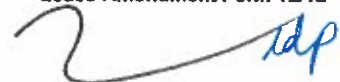
Signature:

Name:

Title:

Date:

  
 Melissa Landford  
 Business Manager  
 06/07/18



I. Lease Paragraph 1.14 is hereby amended to reflect the following:

**1.14 OPERATING COST BASE (SEP 2013)**

The parties agree, that the Lessor's base rate for operating costs shall be \$12.98 per RSF for years 1-5 (\$1,195,198.40/annum) and \$13.01 pRSF for years 6-10 (\$1,197,960.80 annum). Any utilities exceeding \$12.54 pRSF (\$1,154,683.20 annually) will be reimbursed to the lessor on an annual basis.

II. Lease Paragraphs 6.07, 6.08 & 6.09 are hereby intentionally deleted, in entirety.

III. Lease Paragraph 7.01 is hereby amended to reflect the following:

**7.01 SECURITY STANDARDS (JUNE 2012)**

The Lessor agrees to the requirements of Security Standards level 3.

VI. Note:

The Agency will contract for their janitorial services.

-----**END OF DOCUMENT**-----

INITIALS:

  
LESSOR

  
GOVT