

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 5	
	TO LEASE NO. GS-04B-62260	
LEASE AMENDMENT	PDN Number: N/A	Page: 1 of 2
ADDRESS OF PREMISES LAKESHORE CROSSING 1030 LONDON DRIVE BIRMINGHAM, AL 35211-4542		

THIS AMENDMENT is made and entered into between STOW LAKESHORE 1030, LLC

whose address is: 2908 BAY TO BAY BOULEVARD
TAMPA, FL 33629-8113

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective May 1, 2016, as follows:

This Lease Amendment hereby increases annual operating costs by [REDACTED] per year for the Lessor's maintaining the [REDACTED] at the [REDACTED]. Accordingly, sub-paragraph A. to paragraph 1.03 (Rent and Other Consideration (Aug 2011)) of the Lease is hereby deleted in its entirety and replaced as follows:

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

	5/24/2014 – 5/23/2024	5/24/2024 – 5/23/2029
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$310,021.16	\$310,021.16
TENANT IMPROVEMENTS RENT ²	\$139,375.93	\$0.00
OPERATING COSTS ³	\$124,360.97	\$124,360.97
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$12,539.72	\$0.00
PARKING ⁵	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$586,297.78	\$434,382.13

¹Shell Rent calculation: \$15.08 (rounded) per RSF multiplied by 20,554 RSF.

²Tenant Improvements Rent calculation: \$1,000,328.39 amortized at a rate of 7.00 percent per annum over 10 years.

³Operating Costs calculation: \$6.05 (rounded) per RSF multiplied by 20,554 RSF (this rate includes the 2015 operating costs adjustment; normal operating costs).

All other terms and conditions of the Lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties have hereunto set their hands and names as of the below date.

FOR THE LESSOR:

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Entity Name: Stow Lakeshore 1030, LLC
Date: May 27, 2016

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: [REDACTED]
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service
Date: 06/08/2016

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: Operations Manager
Date: May 27, 2016

⁴Building Specific Amortized Capital (BSAC) calculation: \$90,000.00 amortized at a rate of 7.00 percent per annum over 10 years.

⁵Parking, in accordance with paragraph 1.02A of the Lease, is provided at no additional cost to the Government."

This Lease Amendment also restores in whole sub-paragraphs B., C., D. E., and F. to paragraph 1.03 of the Lease which were seemingly and unintentionally deleted in Lease Amendment No. 2.

INITIALS:  & 
LESSOR GOVT