

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-04B-62552
ADDRESS OF PREMISES 5900 Airport highway, Birmingham, Alabama 35203-1057	PDN Number:

**THIS AMENDMENT** is made and entered into between: **Birmingham Airport Authority**

whose address is: 5900 Messer Airport Authority, Birmingham, Alabama 35212-0000

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 change the term to seven years total and include expansion space

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective 9/3/2014, as follows:

Paragraph 9 of page 1 of the Lease, and all areas of the lease referencing the term of "10 years, 5 years firm", are hereby changed to "7 years, 5 years firm". The full term of this lease is thus from April 1, 2013 to March 31, 2020. The rental breakout is found on page two of this L.A.

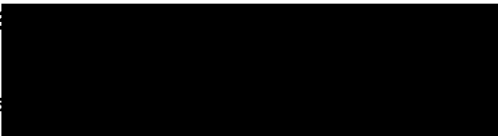


Paragraph 1.01 section A is hereby deleted and replaced with:

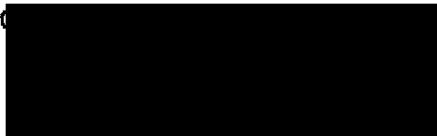


"Office and related space: 4,126 rentable square feet (RSF) yielding 4,126 ANSI/BOMA office area (ABOA) square feet of office and related space known as suite 2400."


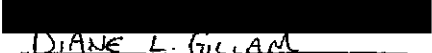
This Lease Amendment contains 2 pages.

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   
 Signature:   
 Name:   
 Title: Facilities Manager  
 Entity Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

FOR THE   
 Signature:   
 Name:   
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 1/27/15

WITNESSED   
 Signature:   
 Name: DIANE L. GILAM  
 Title: Properties + DBE Manager  
 Date: January 15, 2015

Paragraph D of LA 1 and paragraph 1.03 of the Lease is deleted and amended with the following:

	4/1/2013-9/2/2014	9/3/2014-3/31/2018	4/1/2018-3/31/2020
	ANNUAL RENT	ANNUAL RENT	
SHELL RENT <sup>1</sup>	\$188,862.85	\$264,600.38	\$264,600.38
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$ 0	\$ 0	
OPERATING COSTS <sup>3</sup>	\$31,364.25	\$ 43,941.90	\$ 64,571.90
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$ 0	\$ 0	
PARKING <sup>5</sup>	\$ 0	\$ 0	
<b>TOTAL ANNUAL RENT</b>	<b>\$220,227.10</b>	<b>\$308,542.28</b>	<b>\$329,172.28</b>

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

(Firm Term) \$64.13 per RSF multiplied by 4,126 RSF

(Non Firm Term) \$64.13 per RSF multiplied by 4,126 RSF

<sup>2</sup>No tenant improvement allowance

<sup>3</sup>Operating Costs rent calculation: Firm term: \$10.65 per RSF multiplied by 4126 RSF. Non firm term: \$15.65 per RSF multiplied by 4126 RSF. Operating rent is not subject in CPI escalations

<sup>4</sup>No building Specific Amortized Capital (BSAC) costs are part of this Lease

<sup>5</sup>No parking costs are part of this Lease

- Per paragraph 1.07 of the lease, the BCOS remains unchanged and no annual CPI escalations are part of this Lease
- No percentage of occupancy has been established because no tax adjustments are part of this Lease

INITIALS: DL  
LESSOR

&

GH  
GOVT