

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-07B-17144
LEASE AMENDMENT	
ADDRESS OF PREMISES: AIR CARGO BUILDING 1001 TEMPLE STREET LITTLE ROCK, AR. 72202-3363	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between Little Rock Municipal Airport Commission whose address is: 1 Airport Drive, Little Rock, AR. 72202

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

WHEREAS, the parties hereto desire to amend the above Lease.

- 1.) To discontinue use of the Supplemental Lease Agreement form; and
- 2.) To accept the Tenant Improvements as completed; and
- 3.) Establish the Commencement Date of the lease rental payments; and
- 4.) Establish the square footages of the leased space; and
- 5.) Provide the annual rental amounts; and
- 6.) Establish the Base for the Operating Cost adjustment; and
- 7.) Establish the Common Area Factor; and
- 8.) All other terms and conditions are in full force and effect.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 7, 2013 as follows:

See Attached


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:

FOR THE GOVERNMENT

Signature:   
Name: RONALD F. MATHIEY  
Title: EXECUTIVE DIRECTOR  
Ently Name: Little Rock Municipal Airport Commission  
Date: MAY 24, 2013

Signature:   
Name: Don W. Day  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, 819 Taylor St., Room 5A18  
Fort Worth, TX 76102  
Date: 5/29/2013

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Signature:   
Name: GREGORY A. GARNER  
Title: MANAGER, BUSINESS & PROPERTIES  
Date: MAY 24, 2013

1.) Use of the GSA Form 276, Supplemental Lease Agreement (SLA) has been discontinued. All references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

2.) The Tenant Improvements have been completed and the government accepts the leased premise on May 7, 2013.

3.) The Commencement Date of the rental shall be May 7, 2013 and shall expire on May 6, 2025, subject to the termination rights set forth in the lease.

4.) The leased premise square footage shall be 1,374 Rentable Square Feet (RSF) yielding 1,195 ANSI/BOMA Office Area (ABOA).

5.) The Government shall pay the Lessor annual rent as follows:

From May 7, 2013 through May 6, 2025, the total annual rental shall be \$23,358.00 at the rate of \$1,946.50 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$15,237.66, annual Operating Costs of \$8,120.34 plus annual Operating Cost adjustments. There are no annual Tenant Improvement costs.

6.) In accordance with the SFO paragraph 4.3 entitled "Operating Costs," the escalation base shall be \$8,120.34 (1,374 RSF X \$5.91).

7.) In accordance with the SFO paragraph 4.1.C entitled "Common Area Factor," the Common Area Factor shall be 1.15 (1,374 RSF/1,195 ABOA).

8.) All other terms and conditions of the lease shall remain in full force and effect.

INITIALS: RM  
LESSOR

&

W  
GOV'T