

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 4
LEASE AMENDMENT	TO LEASE NO. GS-04B-61869
ADDRESS OF PREMISES 469 West 23 rd Street, 2 nd Floor Panama City, FL 32405-7622	PDN Number:

THIS AMENDMENT is made and entered into between **Regions Bank**

whose address is: 250 Riverchase Parkway East
Suite 600
Birmingham, AL 35244-1832

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 when signed by both parties, as follows:

- A. Use of the GSA Form 276, Supplemental Lease Agreement 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".
- B. There is no executed Supplemental Lease Agreement #2 as it was a draft version and was never executed by either party and is therefore voided. The only valid Supplemental Lease Agreements to date are Supplemental Lease Agreement #1 dated 8/22/12, Supplemental Lease Agreement #3 dated 12/2/12, and this Lease Amendment #4.
- C. Paragraph 2 of the lease is hereby deleted in its entirety and replaced as follows:


"2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term of ten (10) years beginning on April 1, 2013 and ending on March 31, 2023, subject to termination and renewal rights as may be hereafter set forth."


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: _____
Title: Senior Vice President
Entity Name: Regions Bank
Date: 4/18/13

Signature: 
Name: MINIBARISHEVA
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 4/19/2013

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: Assistant Vice President
Date: 4/18/13

D. Paragraph 3 of the Lease is hereby amended by deleting it in its entirety, and replacing it with the following:

"3. The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

Term	Annual Shell Rent	Annual Operating Rent	Annual TI	Total Annual Rent	Annual Rent/RSF	Monthly Rent
04/01/13 - 03/31/18	\$52,958.58	\$37,328.00	\$34,491.42	\$124,778.00	\$26.83	\$10,398.17
04/01/18 - 03/31/23	\$54,695.76	\$37,328.00	\$0	\$92,023.76	\$19.79	\$7,668.65

E. Paragraph 4 of the Lease is hereby amended by deleting the first sentence, and replacing it with the following:

"4. The Government may terminate this lease, in whole or in part, at any time on or after March 31, 2018, by giving the Lessor at least 90 days notice in writing."

F. Paragraph 16 of the Lease is hereby amended by deleting it in its entirety, and replacing it with the following:

"16. The hourly overtime rate for the entire space, as described in Paragraph 4.6 (Overtime Usage) of SFO No. 0FL2080, is \$3.20 per hour per floor."

The remainder of this page has been intentionally left blank.

INITIALS: KG LESSOR & BY GOV'T