GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT No. 01

TO LEASE NO. GS-04P-LFL62692

ADDRESS OF PREMISES
3927 Highway 4
Jay, FL 32665-1752

THIS AMENDMENT is made and entered into between D & K Holdings of Jay LLC
whose address is: 5100 Hwy 4, Jay, FL 32565-2326
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 upon signature of the Contracting Officer as
follows:

The purpose of this Lease Amendment (LA) No. 01 is to issue a Notice to Proceed based on Tenant Improvement costs of
$159,717.94, to be amortized in the rent.

Paragraph 1.03 Rent and Other Consideration, Section A. is hereby deleted and replaced as follows:

(See Page 2 of LA01)

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: [Redacted]
Name: [Redacted]
Title: D & K Holdings of Jay LLC
Entity Name: D & K Holdings of Jay LLC
Date: 10/13/14

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: Patricia K. Singleton
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service, Leasing Division
Date: 10-22-2014

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
Name: [Redacted]
Title: Project Manager
Date: 10/13/14

Lease Amendment Form 12/12
### 1.03 RENT AND OTHER CONSIDERATION (SEP 2013)

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

<table>
<thead>
<tr>
<th></th>
<th>YEARS 1-5</th>
<th>YEARS 6-10</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SHELL RENT</strong></td>
<td>$53,731.20</td>
<td>$53,731.20</td>
</tr>
<tr>
<td><strong>TENANT IMPROVEMENTS RENT</strong></td>
<td>$31,943.57</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>OPERATING COSTS</strong></td>
<td>$31,960.80</td>
<td>$31,960.80</td>
</tr>
<tr>
<td><strong>PARKING</strong></td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>TOTAL ANNUAL RENT</strong></td>
<td><strong>$117,635.57</strong></td>
<td><strong>$85,692.00</strong></td>
</tr>
</tbody>
</table>

1. **Shelf rent calculation:**
   - (Years 1-10) $11.60 per RSF multiplied by 4,632 RSF ($13.00 per ABOA multiplied by 4,132 ABOA)

2. **The Tenant Improvement Allowance of $159,717.84 is amortized at a rate of 0 percent per annum over 5 years**
   - (Years 1-5) $5.90 per RSF multiplied by 4,632 RSF ($7.73 per ABOA multiplied by 4,132 ABOA)

3. **Operating Costs rent calculation:**
   - (Years 1-10) $6.90 per RSF multiplied by 4,632 RSF ($7.74 per ABOA multiplied by 4,132 ABOA)

4. Parking costs described under sub-paragraph H below