

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 02
	TO LEASE NO. GS-04P-LFL62692
ADDRESS OF PREMISES 3927 Highway 4 Jay, FL 32565-1752	PDN Number

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 to increase the TI allowance by [REDACTED], for data cabling.

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. 02 is to issue a Notice to Proceed based on Tenant Improvement costs of \$168,021.09, 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 LA 02)

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

[REDACTED SIGNATURE]

Signature:

Name:

Katherine M. Smith

Title:

Owner

Entity Name:

D&K Holdings of Jay, LLC

Date:

12-3-2014

FOR THE GOVERNMENT

[REDACTED SIGNATURE]

Signature:

Name:

Patricia K. Singleton

Title:

Lease Contracting Officer

GSA, Public Buildings Service, Leasing Division

Date:

12-4-14

WITNESSED FOR THE LESSOR BY:

[REDACTED SIGNATURE]

Signature:

Name:

Title:

PROJECT MANAGER

Date:

12-3-14

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:

	YEARS 1-5	YEARS 6-10
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$53,731.20	\$53,731.20
TENANT IMPROVEMENTS RENT ²	\$33,604.22	\$0.00
OPERATING COSTS ³	\$31,960.80	\$31,960.80
PARKING ⁴	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$119,296.22	\$85,692.00

¹Shell rent calculation:

(Years 1-10) \$11.60 per RSF multiplied by 4,632 RSF (\$13.00 per ABOA multiplied by 4,132 ABOA)

²The Tenant Improvement Allowance of \$168,021.09 is amortized at a rate of 0 percent per annum over 5 years

(Years 1-5) \$7.25 per RSF multiplied by 4,632 RSF (\$8.13 per ABOA multiplied by 4,132 ABOA)

³Operating Costs rent calculation:

(Years 1-10) \$6.90 per RSF multiplied by 4,632 RSF (\$7.74 per ABOA multiplied by 4,132 ABOA)

⁴Parking costs described under sub-paragraph H below

INITIALS: COI & GBS
LESSOR GOVT