

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-04B-62173
ADDRESS OF PREMISES 303 Isabella Street Waycross, Georgia 31501-3600	PDN Number:

THIS AMENDMENT is made and entered into between **Jack Lott**

whose address is: [REDACTED]

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 24, 2014, as follows:

The following paragraph is hereby added:

A. Tenant Improvement Reconciliation:

Beneficial Occupancy of this lease was established for the term beginning on July 1, 2013 and continuing through March 31, 2014. Full service rent will be paid based on the Tenant Improvement Allowance of \$192,027.82 amortized at a rate of 7 percent per annum over 52 months. This includes all total tenant improvements and change orders for this project.

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This Lease Amendment contains 2 page.

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: _____
Name: _____
Title: _____
Entity Name: John S. Lott
Date: 7/1/14

FOR THE GOVERNMENT

Signature: _____
Name: _____
Title: _____
GS: _____
Date: 7-9-14

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: Alice Brown
Title: _____
Date: 7-1-14

1.03 Rent And Other Consideration

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

Block A [REDACTED]	April 1, 2014 - June 30, 2018	
	Annual Rent	Annual Rate/RSF
Shell Rent ¹	\$124,115.84	\$11.21
Tenant Improvement Rent ²	\$42,148.57	\$3.41
Operating Costs ³	\$65,701.12	\$5.94
Parking	\$0.00	\$0.00
Total Annual Rent	\$231,965.53	\$20.56

¹Shell rent (Firm Term) calculation: \$11.21 per RSF multiplied by 12,358 RSF.

²Tenant Improvement allowance calculation: \$177,382.24 over 52 months at 7% interest, \$3.41 per RSF multiplied by 12,358 RSF.

³Operating costs rent calculation: \$5.94 per RSF multiplied by 12,358 RSF.

*Operating expenses are subject to CPI escalation per the lease. Rate is not inclusive of the 2013 CPI increase.

Block B [REDACTED]	April 1, 2014 - June 30, 2018	
	Annual Rent	Annual Rate/RSF
Shell Rent ¹	\$16,101.76	\$11.21
Tenant Improvement Rent ²	\$3,480.00	\$2.18
Operating Costs ³	\$8,523.52	\$5.94
Parking	\$0.00	\$0.00
Total Annual Rent	\$28,105.28	\$19.33

¹Shell rent (Firm Term) calculation: \$11.21 per RSF multiplied by 1,594 RSF

²Tenant Improvement allowance calculation: \$14,645.58 over 52 months at 7%, interest \$2.18 per RSF multiplied by 1,594 RSF.

³Operating costs rent calculation: \$5.94 per RSF multiplied by 1,594 RSF

*Operating expenses are subject to CPI escalation per the lease. Rate is not inclusive of the 2013 CPI increase.

Block A [REDACTED]	July 1, 2018 – June 30, 2023	
	Annual Rent	Annual Rate/RSF
Shell Rent ¹	\$152,643.96	\$13.79
Tenant Improvement Rent ²	\$0.00	\$0.00
Operating Costs ³	\$65,701.12	\$5.94
Parking	\$0.00	\$0.00
Total Annual Rent	\$218,345.08	\$19.73

¹Shell rent (Firm Term) calculation: \$13.79 per RSF multiplied by 12,358 RSF

²Tenant Improvement allowance calculation: \$0.00 per RSF multiplied by 12,358 RSF.

³Operating costs rent calculation: \$5.94 per RSF multiplied by 12,358 RSF

*Operating expenses are subject to CPI escalation per the lease. Rate is not inclusive of the 2013 CPI increase.

INITIALS:



LESSOR



& GOV'T

Block B [REDACTED]	July 1, 2013 – June 30, 2023	
	Annual Rent	Annual Rate/RSF
Shell Rent ¹	\$19,802.76	\$13.79
Tenant Improvement Rent ²	\$0.00	\$0.00
Operating Costs ³	\$8,523.52	\$5.94
Parking	\$0.00	\$0.00
Total Annual Rent	\$24,625.28	\$19.73

¹Shell rent (Firm Term) calculation: \$13.79 per RSF multiplied by 1,594
² Tenant Improvement allowance calculation: \$0.00 per RSF multiplied by 1,594 RSF.
³Operating costs rent calculation: \$5.94 per RSF multiplied by 1,594 RSF.
*Operating expenses are subject to CPI escalation per the lease. Rate is not inclusive of the 2013 CPI increase.

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INITIALS:  LESSOR &  GOVT