

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1 TO LEASE NO. GS-07P-LLA17332
ADDRESS OF PREMISES 1120 Plaza Boulevard Monroe, LA 71201	PDN Number: N/A

THIS AMENDMENT is made and entered into between CAMPCO OF MONROE, INC.

whose address is: 1503 N. 19TH STREET
MONROE, LA 71201

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 the full execution of this amendment as follows:

- 1) To provide for a Notice to Proceed for Construction of the Tenant Improvements (TIs); and
- 2) To establish the total cost of the Tenant Improvements and/or Building Specific Amortized Capital (BSAC); and
- 3) To state the Tenant Improvement Allowance and BSAC Cost; and
- 4) To provide for the method of payment of the total TIs and BSAC costs; and


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

See Attached


This Lease Amendment contains 3 pages.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

Signature: 
 Name: Gary Langhorne, III
 Title: President
 Entity Name: Campro of Monroe, Inc.
 Date: 9/8/16

FOR THE GOVERNMENT:

Signature: 
 Name: ADRIENNE JACKSON
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: September 8, 2016

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: CARRICK R. WABNETT
 Title: WITNESS
 Date: 9-8-16

1.) Upon this Lease Amendment (LA) being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the construction and installation of the Tenant Improvements and BSAC for the above referenced lease. Additionally, the cost associated with the CDs is depicted in Exhibit "A" titled the "Tenant Improvement Cost Summary" (TICS). The total cost of the TIs is **\$394,159.27** and the total cost of the BSAC is **\$4,715.00**. The anticipated date of completion of all the TIs and BSAC is on or before one hundred twenty working days following the issuance of NTP.

2.) The Government and the Lessor have agreed that the total cost of the TIs and BSAC shall be **\$398,874.27** [\$392,410.27 (TI amortized) + \$4,715.00 (BSAC amount amortized) + \$1,749.00 (portion to be paid by lump sum)]. The total TI cost of **\$392,410.27** and the total BSAC cost of \$4,715.00 includes all fees including by not limited to general and administrative costs, project management fees, profit, overhead, and any and all other fees associated with the completion of the TI and BSAC on or before the anticipated date of completion.

Any changes to the Construction Drawings which will result in a financial, conditional, or term change to the lease agreement, of any type, must be approved, in writing, and in advance of any resulting work performed by the Lessor, by the GSA Contracting Officer.

3.) The Tenant Improvement Allowance (TIA) per the Lease is \$392,466.43 and the BSAC cost is \$4,715.00. The Government and the Lessor have agreed that **\$392,410.27** of the total Tenant Improvements shall be amortized over the firm term of the lease and more specifically the first five (5) years of the term at an interest rate of 4.75%. The total amount of the TI and BSAC to be amortized is \$397,125.27. The Government retains the right to buy-down all or a portion of the total cost of construction.

4.) All other terms and conditions of this lease shall remain in full force and effect.

INITIALS:



LESSOR

&


GOVT