

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07B-17387
ADDRESS OF PREMISES: Shreveport Regional Airport 5103 Hollywood Ave. Suite 300 Shreveport, LA 71109	PDN Number: N/A

THIS AMENDMENT is made and entered into between the **City of Shreveport/Shreveport Regional Airport Authority**

whose address is:

5103 Hollywood Ave. Suite 300
Shreveport, LA 71109

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. Purpose of this Lease Amendment is to accept the leased premise as substantially complete.


- 1.) To accept the Tenant Improvements as substantially complete; and
- 2.) To establish the Commencement Date of the lease rental payments; and
- 3.) To establish the square footages of the leased space; and
- 4.) To provide the annual rental amounts; and
- 5.) To establish the Governments Percentage of Occupancy; and
- 6.) To provide the reduction amount for vacant space; and
- 7.) To establish the Base for the Operating Cost adjustment; and
- 8.) To establish the Common Area Factor; and
- 9.) To provide for the payment of the Tenant Improvements; and
- 10.) All other terms and conditions are in full force and effect.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 1, 2014, as follows: See Attached

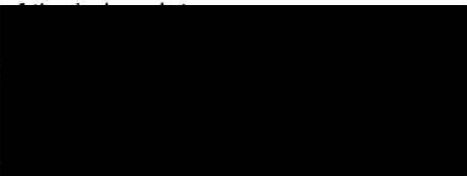
This Lease Amendment contains 2 pages.

IN WITNESS WHEREOF, the parties subscribed their names as follows:


FOR THE LESSOR

Signature: 
 Name: M. [Redacted]
 Title: Chairman
 Entity Name: Shreveport Airport Authority
 Date: August 21, 2014

FOR THE GOVERNMENT

Signature: 
 Name: Thomas Bell
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 8.8.14

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: [Redacted]
 Title: Confidential Secretary
 Date: August 28, 2014

1.) The tenant improvements have been *substantially* completed and the government accepts the leased space on May 1, 2014. The Lessor and the Government agree that the requirements specifically identified in Section 5 of the Lease Agreement of this lease have not been met and these items are deficiencies. The Lessor is required to cure these deficiencies as part of the negotiated lease contract on or before November 15, 2014. Within 7 days of the completion date for the Lessor to cure the deficiencies in Section 5 of this lease, the Lessor must coordinate a follow-up inspection with the Lease Contracting Officer to ensure all corrective action has been completed. In the event of any failure by the Lessor to cure the deficiencies or to provide any required repair or modernization under this lease, the Government will perform the work and deduct these amounts from the rent, including all administrative costs. No extensions will be granted.

2.) The Commencement Date of the rental shall be May 1, 2014 and shall expire on April 30, 2019, subject to the termination rights set forth in the lease.

3.) The leased premise square footage shall be 3,912 Rentable Square Feet (RSF) yielding 3,912 ANSI/BOMA Office Area (ABOA).

4.) The Government shall pay the Lessor annual rent as follows:

From May 1, 2014 through April 30, 2019, the total annual rental shall be \$201,468.00 at the rate of \$16,789.00 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$136,920.00, annual Operating Costs of \$64,548.00.

5.) There are no Tax Reimbursements in this Lease Agreement.

6.) The Government's Adjustment for Vacant Space shall be a reduction of \$0/ABOA.

7.) There are no operating cost adjustments.

8.) In accordance with the Lease paragraph 1.01 entitled "The Premises", the Common Area Factor shall be 1.0 (3,912 RSF/3,912 ABOA).

9.) There are no tenant improvement costs. There is no cost of the Building Specific Security (BSS) in this lease agreement.

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

INITIALS: MS & [Signature]
LESSOR GOVT