

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-06P-LMO21028
101 PARK DEVILLE COLUMBIA, MO 65203-0057	PDN Number:

THIS AMENDMENT is made and entered into between **P & G Development Company**

whose address is: 600 Eastland Drive
Jefferson City, MO 65101-3824

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

WHEREAS, the parties hereto desire to amend the above Lease.

The first purpose of this Lease Amendment is to add an additional 1,655.55 rentable square feet (RSF) yielding 1,542 ANSI/BOMA (ABOA) Office Area square feet of office expansion space. The expansion of said premises shall be coterminous with the existing subject Lease and expire on November 20, 2023.

The second purpose of this Lease Amendment is to add a Tenant Improvement Allowance of [REDACTED] to be amortized over the remaining firm term of the Lease for the procurement and installation of a [REDACTED]. The Scope of [REDACTED] has been attached as Exhibit A. Upon completion, inspection, and acceptance of the work by the Contracting Officer, an [REDACTED] Lease Amendment shall be prepared to reconcile the tenant improvement costs, effective date, and amortization period.

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 November 1, 2015, as follows:

Paragraph 1.01 A. is deleted in its entirety and replaced with the following:

- Office and Related Space: 11,763.55 RSF, yielding 10,957 ABOA square feet of office space and 3,247 RSF yielding 3,024 ABOA of garage space as depicted on the floor plan attached hereto as Exhibit B. Total square footage is 15,010.55 RSF yielding 13,981 ABOA.

This Lease Amendment contains 5 pages including Exhibit A and Exhibit B.

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: [REDACTED]
Name: Bernard J. Groner
Title: Partner
Entity Name: P & G Development Company
Date: _____

FOR THE GOVERNMENT:
[REDACTED]
Signature: [REDACTED]
Name: L. Dobson
Title: Lease Contracting Officer
GSA, Public Buildings Service, Real Estate Acquisition Division
Date: 9/28/15

WITNESSED FOR THE LESSOR BY:
[REDACTED]
Signature: [REDACTED]
Name: [REDACTED]
Title: PARTNER
Date: 9-16-15

Paragraph 1.03 A. is deleted in its entirety and replaced with the following:

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

	FIRM TERM YRS 3-7	NON FIRM TERM YRS 8-10
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$179,054.34	\$179,054.34
OPERATING COSTS ²	\$ 48,878.98.	\$ 48,878.98.
TOTAL ANNUAL RENT	\$227,933.32	\$227,933.32

¹Shell rent (Firm Term) calculation: \$11.9285661 per RSF multiplied by 15,010.55 RSF

²Operating Costs rent calculation: \$3.2563085 per RSF multiplied by 15,010.55 RSF and do not include CPI escalations

Paragraph 1.03 B. is deleted in its entirety and replaced by the following:

- Rent is subject to adjustment based on a mutual on-site measurement of the space upon acceptance, not to exceed 13,981 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

Paragraph 1.11 is deleted in its entirety and replaced by the following:

- The Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease, is **47** percent. The Percentage of Occupancy is derived by dividing the total Government Space of **15,010.55** RSF by the total Building space of **31,747** RSF.

Paragraph 1.12 is deleted in its entirety and replaced by the following:

- The Real Estate Tax Base, as defined in the Real Estate Tax Adjustment paragraph of the Lease, is **\$41,756.00**.

Paragraph 1.13 is deleted in its entirety and replaced by the following:

- The parties agree that for the purpose of applying the paragraph titled "Operating Costs Adjustment" that the Lessor's base rate for operating costs shall be **\$3.2563085** per RSF (\$48,878.98/annum).

INITIALS: BJG & Jma2
LESSOR GOVT