

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u>02</u>
	TO LEASE NO. <u>GS-04P-LMS62620</u>
LEASE AMENDMENT ADDRESS OF PREMISES 80 VETERANS MEMORIAL DRIVE BUILDING 80 VETERANS MEMORIAL DRIVE KOSCIUSKO, MS 39090-3424	PDN Number: N/A

THIS AMENDMENT is made and entered into between **K&K DEVELOPMENT**

whose address is: **1018 BRAGG AVENUE, MERIDIAN, MS 39301-1018**

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 **December 01, 2015** as follows:

Paragraph 1.03 (*Rent and Other Considerations*) is amended as follows:

	9-01-2014 to 11-30-2015	12-01-2015 – 8-31-2019	9-01-2019 – 8-31-2024
	Annual Rent	Annual Rent	Annual Rent
Shell Rent ¹	\$99,495.00	\$99,495.00	\$99,495.00
Tenant Improvements ²	\$ 0.00	\$44,569.21	\$ 0.00
Operating Costs ³	\$39,521.20	\$39,521.20	\$39,521.20
Total Annual Rent	\$139,016.20	\$183,585.41	\$139,016.20
Total Annual Rent per RSF	\$ 20.75	\$ 27.40	\$ 20.75
Total Annual Rent per ABOASF ⁴	\$ 24.95	\$ 32.95	\$ 24.95

¹Shell Rent calculation: \$14.85 per RSF, multiplied by 6,700 RSF;

²Tenant Improvement Allowance of \$143,983.00 is amortized at a rate of 8.0% per annum over 45-months, starting 12/01/2015 through 8/31/2019;

³Operating Rent calculation: \$5.90 per RSF, multiplied by 6,700 RSF;

⁴Total Annual Rent per ABOASF calculation: Total Annual Rent divided by 5,572 ABOASF.

The Government hereby agrees to reimburse the Lessor for the construction of Tenant Improvements in the amount of \$143,983.00, which will be amortized over forty-five (45) months at 8.0%, payable monthly, in arrears, as a component of total rent.

This Lease Amendment contains 1 page(s).

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 [REDACTED]
 Signature: [REDACTED]
 Name: [REDACTED]
 Title: Co-Manager
 Entity Name: K&K Development, LLC
 Date: 11-19-2015

FOR THE GOVERNMENT:
 Signature: [REDACTED]
 Name: [REDACTED]
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: 12/01/2015

WITNESSED BY:
 Signature: [REDACTED]
 Name: Bethanna
 Title: Office Manager
 Date: 11-19-15