LEASE AMENDMENT No. 1
TO LEASE NO. GS-04B-60130

ADDRESS OF PREMISES
1885 SHADY BROOK STREET
COLUMBIA TN 38401-3945

THIS AMENDMENT is made and entered into between

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 good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective September 12, 2014 as follows:

Page 1, “Lease Term” of the lease contract has been modified as follows:

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning September 12, 2014 to September 11, 2024 for a period of 10 Years, 5 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

This Lease Amendment contains 2 pages.

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: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Date: 8/28/14

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: [REDACTED]
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: August 29, 2014

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Date: 8/28/14
Paragraph 1.03 and 1.13 has been amended as follows:

1.03 RENT AND OTHER CONSIDERATIONS (SEP 2013)

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

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>SHELL RENT</td>
<td>$136,484.60</td>
<td>$136,484.60</td>
</tr>
<tr>
<td>TENANT IMPROVEMENTS RENT</td>
<td>$11,371.57</td>
<td>$0.00</td>
</tr>
<tr>
<td>OPERATING COSTS</td>
<td>$44,472.62</td>
<td>$44,472.62</td>
</tr>
<tr>
<td>TOTAL ANNUAL RENT</td>
<td>$192,328.79</td>
<td>$180,957.22</td>
</tr>
</tbody>
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1Shell rent calculation:
   (Firm Term) $12.96 (rounded) per RSF multiplied by 16,333 RSF
   (Non Firm Term $11.96 (rounded) per RSF multiplied by 16,533 RSF
2The Tenant Improvement Allowance of $36,807.25 is amortized at a rate of 8 percent per annum over 5 years.
3Operating costs rate calculation: $4.22 (rounded) per RSF multiplied by 16,533 RSF.

1.13 OPERATING COST BASE (SEP 2013)

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be $4.22 per RSF (rounded) ($44,472.62/annum).