

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 001
	TO LEASE NO. GS-04B-LTN62368
ADDRESS OF PREMISES: Wesley Plaza 2513 Wesley Street Johnson City, TN 37601-1762	PDN Number: N/A

THIS AMENDMENT is made and entered into between **Wesley Court Development, A Tennessee General Partnership**

whose address is: 2513 Wesley Street, Suite 1
Johnson city, TN 37601-1762

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

WHEREAS, the parties hereto desire to amend the above Lease to correct the "Lease Term".

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 **August 15, 2014** as follows:

A. Cover page of Lease Form L201A, "Lease Term" of the Lease is deleted in its entirety and replaced with the following:

"To have and to hold the said premises with its appurtenances for the term beginning on August 15, 2014 and continuing through August 14, 2024, as required by this lease, subject to termination and renewal rights as may be hereinafter set forth in the lease contract.

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

FOR THE LESSOR



Signature:
Name:
Title:
Entity Name: **Wesley Court Development, A Tennessee General Partnership**

Date: August 14, 2014

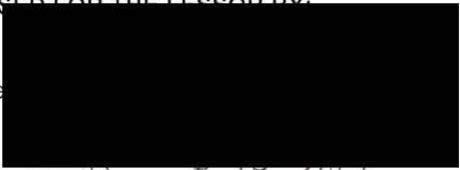
FOR THE GOVERNMENT



Signature:
Name:
Title:
Entity Name: **GSA, Public Buildings Service, 4PRIC**

Date: 8/14/2014

WITNESSED FOR THE LESSOR BY:



Signature:
Name:
Title:
Date: August 14, 2014

B. Paragraph 1.03.A. updated to included:

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

	Firm Term	Non-Firm Term
	08/15/2014 - 08/14/2019	08/15/2019 - 08/14/2024
	Annual Rent	Annual Rent
Shell Rent ¹	\$ 86,047.59	\$ 86,047.59
Tenant Improvement Rent ²	\$ 2,452.64	\$ -
Operating Cost ³	\$ 33,440.07	\$ 33,440.07
Building Specific Amortized Capital (BSAC) ⁴	\$ -	
Parking ⁵	\$ -	
Total Annual Rent	\$ 121,940.30	\$ 119,487.66

¹Shell rent calculation:

(Firm Term) \$11,502.15 per RSF multiplied by 7,481 RSF

(Non Firm Term) \$11,502.15 per RSF multiplied by 7,481 RSF

²The Tenant Improvement Allowance of \$11,098.00 is amortized at a rate of 4 percent per annum over 5 years

³Operating Costs rent calculation: \$4.47 per RSF multiplied by 7,481 RSF.

⁴Building Specific Amortized Capital (BSAC) of \$0.00 are amortized at a rate of 0 percent per annum over 0 years

⁵Parking costs are for 0 reserved parking spaces and 0 structured parking spaces reflecting a rate of \$0.00 per reserved space and \$0.00 per structured space per month

C. Add missing page 7 of GSA Form 3518A to the lease package.

INITIALS: BB
LESSOR

& [Signature]
GOVT