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| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT | LEASE AMENDMENT No. 1 |
| | TO LEASE NO. GS-07B-17220 |
| ADDRESS OF PREMISES: BANK OF AMERICA BUILDING, 500 N. SHORELINE DR, CORPUS CHRISTI, TEXAS 78471-1013 | PDN Number: N/A |

THIS AGREEMENT, made and entered into this date by and between Bank of America, National Association whose address is: 13850 Ballantyne Corporate Place Charlotte, NC 28277-2829

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

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

- 1.) To accept the leased premise; and
- 2.) Establish the Commencement Date of the lease rental payments; and
- 3.) Establish the square footages of the leased space; and
- 4.) Establish the number of parking spaces provided in the lease; and
- 5.) Provide the annual rental amounts; and
- 6.) Establish the Governments Percentage of Occupancy; and
- 7.) Establish the reduction amount for vacant space; and
- 8.) Authorize the Government to perform alterations; and
- 9.) 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 June 17, 2013 as follows:

See Attached

This Lease Amendment contains 2 pages plus Exhibit "A".

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: 
 Name: David Wilkinson 819 853 95
 Title: Asst. Vice President
 Entity Name: Bank of America, N.A.
 Date: June 5, 2013

FOR THE GOVERNMENT:

Signature: 
 Name: David Garrison
 Title: Lease Contracting Officer
GSA, Public Buildings Service, 819 Taylor St., Room 5A18
Fort Worth, TX 76102
 Date: 6/25/2013

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: _____
 Title: Regional Manager
 Date: 06/05/13

- 1.) The Government accepts the leased premise on July 1, 2013 without any additional Tenant Improvements. The Government is hereby granted the right to construct the alterations required for occupancy at its sole cost.
- 2.) The Commencement Date of the rental shall be July 1, 2013 and monthly payments shall continue to the expiration date of the lease agreement which is June 30, 2015.
- 3.) The leased premise square footage shall be 8,372 Rentable Square Feet (RSF) yielding 7,398 ANSI/BOMA Office Area (ABOA).
- 4.) Included in the rent, at no additional cost to the Government, are 20 structured parking spaces.
- 5.) The Government shall pay the Lessor annual rent as follows:

From July, 1 2013 through June 30, 2015, the total annual rental shall be \$140,649.60 at the rate of \$11,720.80, paid monthly, in arrears. The total annual rent consists of annual Shell Rent of \$87,319.96, and annual Operating Costs of \$53,329.64.
- 6.) The Government's Adjustment for Vacant Space shall be a reduction of \$4.80/RSF.
- 7.) The Common Area Factor shall be 1.13 (8,372 RSF/7,398 ABOA).
- 8.) The Lessor hereby affirms the Government's right to perform the alterations as described in Exhibit "A" to this lease amendment. The Lessor hereby waives restoration of the premises as it applies to the alterations described in Exhibit "A". Resulting alterations and improvements are to remain the property of the Lessor.
- 9.) All other terms and conditions of the lease shall remain in full force and effect.

INITIALS: *JD* LESSOR & *D6* GOV'T