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| <b>GENERAL SERVICES ADMINISTRATION<br/>PUBLIC BUILDINGS SERVICE</b><br><br><b>LEASE AMENDMENT</b> | LEASE AMENDMENT No. 01<br>TO LEASE NO. GS-04P-LMS60412                       |
|   | ADDRESS OF PREMISES<br><br>1392 Johnny Johnson Drive<br>Brookhaven, MS 39601 |

**THIS AMENDMENT** is made and entered into between

whose address is: Cook Commercial Properties LLC.  
 1501 Lakeland Dr. STE 340  
 Jackson, MS 39216-4830

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 begin the Government's term of beneficial occupancy.

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 February 6, 2016 as follows:

**Delete and replace LEASE TERM Paragraph on page one (1) with the following Language;**

To Have and To Hold the said Premises with its appurtenances for a term of Ten (10) years, Five (05) years firm beginning on 02/01/2016 through 01/31/2026.

**Section 1, Paragraph 1.03 is hereby deleted and replaced with the following;**

1.03 RENT AND OTHER CONSIDERATION (SEP 2013)

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:**

**FOR**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: member  
 Entity Name: Cook Commercial Properties LLC  
 Date: 2-4-2016

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service, 2-4-2016  
 Date: 2-4-2016

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
 Name: SANDRA FORSMAN  
 Title: Admin. Assistant  
 Date: 2/4/2016

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

|   | FIRM TERM<br>2/1/2016 – 1/31/2021 | NON-FIRM TERM<br>2/1/2021 – 1/31/2026 |
|---|-----------------------------------|---------------------------------------|
|   | ANNUAL RENT                       | ANNUAL RENT                           |
| SHELL RENT <sup>1</sup>                                   | \$92,872.00                       | \$97,318.00                           |
| TENANT IMPROVEMENTS RENT <sup>2</sup>                     | \$ 0.00                           | \$0.00                                |
| OPERATING COSTS <sup>3</sup>                              | \$41,310.75                       | \$49,894.00                           |
| BUILDING SPECIFIC AMORTIZED<br>CAPITAL(BSAC) <sup>4</sup> | \$ 0.00                           | \$0.00                                |
| PARKING <sup>5</sup>                                      | \$ 0.00                           | \$ 0.00                               |
| <b>TOTAL ANNUAL RENT</b>                                  | <b>\$134,182.75</b>               | <b>\$147,212.00</b>                   |

<sup>1</sup>Shell rent calculation:

(Firm Term) \$15.04 per RSF multiplied by 6,175 RSF. Operating cost is \$6.69 per RSF multiplied by 6,175

(Non-Firm Term) \$15.76 per RSF multiplied by 6,175 RSF. Operating Cost \$8.08 per RSF multiplied by 6,175

<sup>2</sup>The Tenant Improvement Allowance of \$0.00 is amortized at a rate of 0 percent per annum over 0 years.

<sup>3</sup>Operating Costs rent calculation: \$6.69 per RSF multiplied by 6,175 RSF

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

<sup>5</sup>Parking costs described under sub-paragraph H below.

Section 1, Paragraph 1.05 is hereby deleted and replaced with the following;

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time effective after 01/31/2021, by providing not less than 90 days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

INITIALS: NGC & ARS  
LESSOR

ARS  
GOVT