

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u>10</u>
	TO LEASE NO. <u>GS-04P-LMS62148</u>
LEASE AMENDMENT ADDRESS OF PREMISES OVERLEY BUILDING 605 YALOBUSHA STREET GREENWOOD, MS 38930-2000	PDN Number: N/A

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

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 01, 2017 as follows:

The purpose of this Lease Amendment is (1) to amend the term of the "Warehouse Storage" portion of the Lease; (2) to amend the rent during the term of the Lease; and, (3) to amend Termination Rights associated with the Lease. To accomplish this, the Lease Language on the Lease title page, Paragraphs 1.02, 1.03 and 1.05 of the Lease are amended as follows:

1. Paragraph 1.02 (Express Appurtenant Rights), sub-paragraph A, section 2, is amended as follows:

A. Parking –

2. Full Occupancy: during Full Occupancy starting on December 01, 2017, or upon acceptance by the Government, whichever is earliest, 15 surface/ outside parking spaces reserved for the exclusive use of the Government and 13 unreserved surface/ outside parking spaces for employee/ general parking as depicted on the plan attached hereto as Exhibit B at no additional cost. In addition, the Lessor shall provide such additional parking as required by applicable code of the local governmental entity having jurisdiction over the Property.

This Lease Amendment contains 2 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 LESSOR:

Signature: [REDACTED]
Name: [REDACTED]
Title: Director
Entity Name: _____
Date: 9-8-2017

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: [REDACTED]
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 9.13.2017

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: _____
Date: 9/8/2017

2. Paragraph 1.03 (Rent and Other Considerations), sub-paragraph A is amended as follows:

A.

	Warehouse Storage 6/19/2015 – 11/30/2017	Firm Term 12/01/2017 – 11/30/2022	Non-Firm Term 12/01/2022 – 11/30/2027
Shell Rent ¹	\$48,150.00	\$87,875.00	\$78,150.00
Operating Rent ²	\$ 0.00	\$44,850.00	\$44,850.00
Tenant Improvements ³	\$ 0.00	\$40,304.38	\$ 0.00
Wareyard ⁴	\$11,830.00	N/A	N/A
Parking	N/A	\$ 0.00	\$ 0.00
Total Annual Rent	\$57,980.00	\$153,029.38	\$123,000.00

¹Shell Rent calculation:

- Warehouse Storage: \$6.50 per RSF, multiplied by 7,100 RSF;
- Firm Term: \$9.05 per RSF, multiplied by 7,500 RSF (aggregate);
- Non-Firm Term: \$10.42 per RSF, multiplied by 7,500 RSF (aggregate);

²Operating Rent calculation: \$5.98 per RSF, multiplied by 7,500 RSF (aggregate);

³Tenant Improvement Allowance of \$173,730.55 is amortized at a rate of 6.0% per annum for 60-months.

⁴Wareyard: \$6.50 per RSF, multiplied by 1,820 RSF (91-feet by 20-feet).

In instances where the Lessor amortizes either the TI or BSAC (if applicable) for a period exceeding the Firm Term of the Lease, should the Government terminate the Lease after November 30, 2022 or does not otherwise renew or extend the term beyond the Firm Term, the Government shall not be liable for any costs, including unamortized costs beyond the Firm Term.

3. Paragraph 1.05 (Termination Rights) is amended as follows:

The Government may terminate this Lease, in whole or in part, at any time effective after December 01, 2022, by providing not less than ninety (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:

SD
LESSOR

&

[Signature]
GOVT