

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LSC62289
ADDRESS OF PREMISES Hollings Hall 69 Hagood ave Charleston SC 29403-5107	PDN Number:

THIS AMENDMENT is made and entered into between **The Citadel Alumni Association**

whose address is: 171 Moultrie Street, Charleston, SC 29409-0001

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 issue a Notice to Proceed for Tenant Improvements.

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 upon Government Execution as follows:

A. NOTICE TO PROCEED TENANT IMPROVEMENT

The total Tenant improvement allowed for this lease is \$829,679.40
 The Government has reviewed the partial Tenant Improvement (TI) Price Proposal submitted by the Lessor dated February 25, 2016 and hereby issues a Notice to Proceed for the partial Tenant Improvement cost of \$176,648.12. The Lessor is instructed to commence construction upon receipt of an executed Lease Amendment (LA) number one (#1).

The partial Tenant Improvement cost will be paid with the TI Allowance of \$176,648.12 amortized over the ten-year firm term of the lease agreement at an interest rate of (6%) percent paid monthly in arrears. When this work is completed, inspected and accepted by the Government, there will be \$653,031.28 of Tenant improvement allowance remaining to be used

B. CONSTRUCTION SCHEDULE AND SUBSTANTIAL COMPLETION

The Lessor shall provide a construction schedule with detailed listing of work, phases, and starting and ending dates within ten (10) working days upon receipt of this LA No. one (#1).

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: _____
 Name: _____
 Title: _____
 Entity Name: CAA
 Date: 6/8/2016

FOR THE

Signature: _____
 Name: _____
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: 6/14/16

WITNESS

Signature: _____
 Name: _____
 Title: _____
 Date: _____

Lessor shall complete all work required to prepare the Premise for use no later than **45 working days** after receipt of this NTP. The Lessor is responsible for any delays after receipt of this NTP.

The Lessor shall issue a Notice of impending Substantial Completion no later than ten (10) working days prior to completion of the space. Substantial completion is defined in the Lease Section 4.11 and the Government will determine if the space is accepted at a site inspection.

INITIALS: LT & DC
LESSOR GOVT