

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-04P-LTN62708
ADDRESS OF PREMISES – 1145 PERIMETER PARK DRIVE COOKEVILLE, TN 38501-0923	PDN Number: N/A

THIS AMENDMENT is made and entered into between S&N PROPERTIES
 WHOSE address is: 1020 W MAIN STREET
 LIVINGSTON, TN 38570-1755

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 establish an effective occupancy date; correction of square footage; correction of annual rental rate and reconciliation of Tenant Improvements being amortized into the rental rate.

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 05/24/2015 as follows:

LEASE TERM is deleted in its entirety and the following substituted therefore:

To Have and To Hold the said Premises with its appurtenances for the term beginning on June 1, 2015 through May 31, 2025 for a period of 10 years, 5 years firm.

Section 1.01 paragraph A; paragraph B and Section 1.03 paragraph A; paragraph B are deleted in their entirety and the following substituted therefore.

- A. Office and Related Space: 14,343 rentable square feet (RSF), yielding 12,472 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1 floor(s), of the Building, as depicted on the floor(s) 1, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A
- B. Common Area Factor: The Common Area Factor (CAF) is established at 1.15 percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

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: S & N Properties
 Date: 6/11/2015

FOR

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

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: _____
 Title: Secretary
 Date: 6-11-2015

1.03 RENT AND OTHER CONSIDERATION (SEP 2013)

A. The Government shall pay the lessor annual rent, payable in monthly installments in arrears, at the following rates as depicted on the rent table below.

LTN62708 RENT TABLE	FIRM TERM 06/01/2015-05/31/2020	NON FIRM TERM 06/01/2020 – 05/31/2025
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$145,581.45	\$145,581.45
TENANT IMPROVEMENTS RENT ²	\$ 45,955.29	\$0.00
OPERATING COSTS ³	\$ 67,985.82	\$67,985.82 SUBJECT TO CPI
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$0.00	\$0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$258,522.56	\$213,567.27

Gross Rent calculation: \$18.09 * rounded per rsf multiplied by 14,343 RSF

¹Shell rent calculation:

(Firm Term) \$10.15 *rounded per RSF multiplied by 14,343 RSF

(Non-Firm Term) \$10.15 *rounded per RSF multiplied by 14,343RSF

²The Tenant Improvement Allowance of \$3.20 **rounded as a result of total TI amount of \$188,870.23 is amortized at a rate of 8 percent per annum over 5 years

³Operating Costs rent calculation: \$4.74 *rounded per RSF multiplied by 14,343 RSF.

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

⁵Parking costs \$0.00 per surface parking space and \$0.00 per structured parking space per month

B. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 12,472 ABOA SF based upon the methodology outlined under the "Payment" Clause of GSA form 3517.

INITIALS: J.V. LESSOR & RC GOVT