

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-06P-LKS31018
LEASE AMENDMENT	
ADDRESS OF PREMISES Epic Cneter, 301 N. Main Street, Wichita, KS 67202-4812	PDN Numbers: N/A

THIS AMENDMENT is made and entered into between **BACM 2005-3 Main Woodlawn LLC**

whose address is: 1601 Washington Ave.
Suite 700
Miami Beach, FL 3139-3165

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

WHEREAS, the parties hereto desire to amend the above Lease for purposes of starting shell and operating rent.

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 May 17, 2014 as follows:

1. Paragraph 1.03 A of the lease is deleted and replaced with the following:

"A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, as follows:

Date	RSF	ABOASF	Shell	Base Cost Of Services	TI ¹	BSAC ²	Parking	Total Annual Rent
5/17/2014 to completion, inspection, and acceptance of improvements	21,170	18,203	\$282,946.71	\$90,928.41	\$ -	\$ -	\$ -	\$373,875.12
Completion, inspection, and acceptance of improvements to 5/16/2019	21,170	18,203	\$282,946.71	\$90,928.41	\$77,565.23	\$11,285.95	\$ -	\$462,726.30
5/17/2019 to 5/16/2024	21,170	18,203	\$282,946.71	\$90,928.41	\$ -		\$ -	\$373,875.12

¹ The Tenant Improvement Allowance of \$275,229.36 will be amortized at a rate of 6 percent per annum over the remaining firm term upon completion, inspection, and acceptance of the improvements and also in accordance with paragraph 1.03 B of the lease.

² The Building Specific Amortized Capital (BSAC) of \$40,046.60 will be amortized at a rate of 6 percent per annum over the remaining firm term upon completion, inspection, and acceptance of the improvements and also in accordance with paragraph 1.03 C of the lease"

This Lease Amendment contains 1 page.

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: Steven D. Ferrara
 Title: Vice President
 Entity Name: BACM 2005-3 Main Woodlawn, LLC
 Date: 9/12/14

FOR THE GOVERNMENT:
 Signature: _____
 Name: _____
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 9.22.14

WITNESSED FOR _____ BY:
 Signature: _____
 Name: Ja
 Title: _____
 Date: 7/12/14