



LEASE AMENDMENT AGREEMENT

FOR AND IN CONSIDERATION of the mutual benefits to be derived therefrom, it is understood and agreed that the Lease Agreement dated October 27, 2023, for the Premises being a ±43,820 square foot portion of the building located at 1281 Murfreesboro Pike, 1st Floor, 2nd Floor & 4th Floor, Nashville, TN 37217, by and between, **Nashville Metropolitan LLC**, known as **LESSOR**, and **Metropolitan Government of Nashville and Davidson County**, known as **LESSEE**, is hereby amended as follows:

1. **Premises.** The leased premises shall be expanded by approximately 14,869 square feet, commencing on October 1, 2024, bringing the total leased premises to 58,689 square feet.
2. **Basic Rental.** For the additional 14,869 square feet shall follow the Basic Rental of the Original Lease that commenced on April 1st, 2024 The rent schedule shall be as follows beginning October 1st, 2024:
 - a. **October 1st, 2024—March 31st, 2025: \$19.35 per square foot; \$94,636.01 per month**
 - b. **April 1st, 2025—March 31st, 2026: \$19.93 per square foot; \$97,472.65 per month**
 - c. **April 1st, 2026—March 31st, 2027: \$20.53 per square foot; \$100,407.10 per month**
 - d. **April 1st, 2027—March 31st, 2028: \$21.15 per square foot; \$103,439.36 per month**
 - e. **April 1st, 2028—March 31st, 2029: \$21.79 per square foot; \$106,569.44 per month**
 - f. **April 1st, 2029—March 31st, 2030: \$22.44 per square foot; \$109,748.43 per month**
 - g. **April 1st, 2030—March 31st, 2031: \$23.11 per square foot; \$113,025.23 per month**
 - h. **April 1st, 2031—March 31st, 2032: \$23.80 per square foot; \$116,399.85 per month**
 - i. **April 1st, 2032—March 31st, 2033: \$24.51 per square foot; \$119,872.28 per month**
 - j. **April 1st, 2033—March 31st, 2034: \$25.24 per square foot; \$123,442.53 per month**
3. **Special Provisions.**
 - a. **Tenant Improvements:**
 - i. Lessor has agreed to and shall provide \$15.00/SF of Tenant Improvement Allowance to be used for “Office Area” improvements (see Exhibit C). Office Area is defined as 13,994 square feet, which provides a total of \$209,910.00 Tenant Improvement Allowance for the 5th floor. Tenant may also pick and

choose office furniture from Airways Plaza II to furnish their space at no additional charge.

- ii. The Tenant Improvement Allowance provided by Landlord for floors 1, 2, and 4 is equal to \$1,127,600.
- iii. Tenant shall be responsible for the cost of any "Office Area" improvements above what is specifically outlined in item 3 (a)(i) above as being provided by Lessor. Landlord shall engage a contractor to complete the tenant improvement and will provide a Tenant Improvement allowance up to the limits identified in item 3 (a)(i) above. Any costs to complete the Tenant Improvements in excess of the Tenant Improvement Allowance shall be paid by Tenant. Payments to be made to the Lessor via ACH transfer to Nashville Metropolitan LLC, 1283 Murfreesboro Pike Suite 100, Nashville, TN 37217.

All other terms and conditions remain unchanged and in force.

Accepted and agreed to by the Parties on the _____ day of _____, 2024.

**THE METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON
COUNTY**

Abraham Wescott

Abraham Wescott, Director
Public Property Administration

NASHVILLE METROPOLITAN LLC

Frank Hessel

Frank Hessel, Owner

APPROVED AS TO AVAILABILITY
OF FUNDS:

Kevin Crumbo/mjw

Kevin Crumbo, Director
Department of Finance

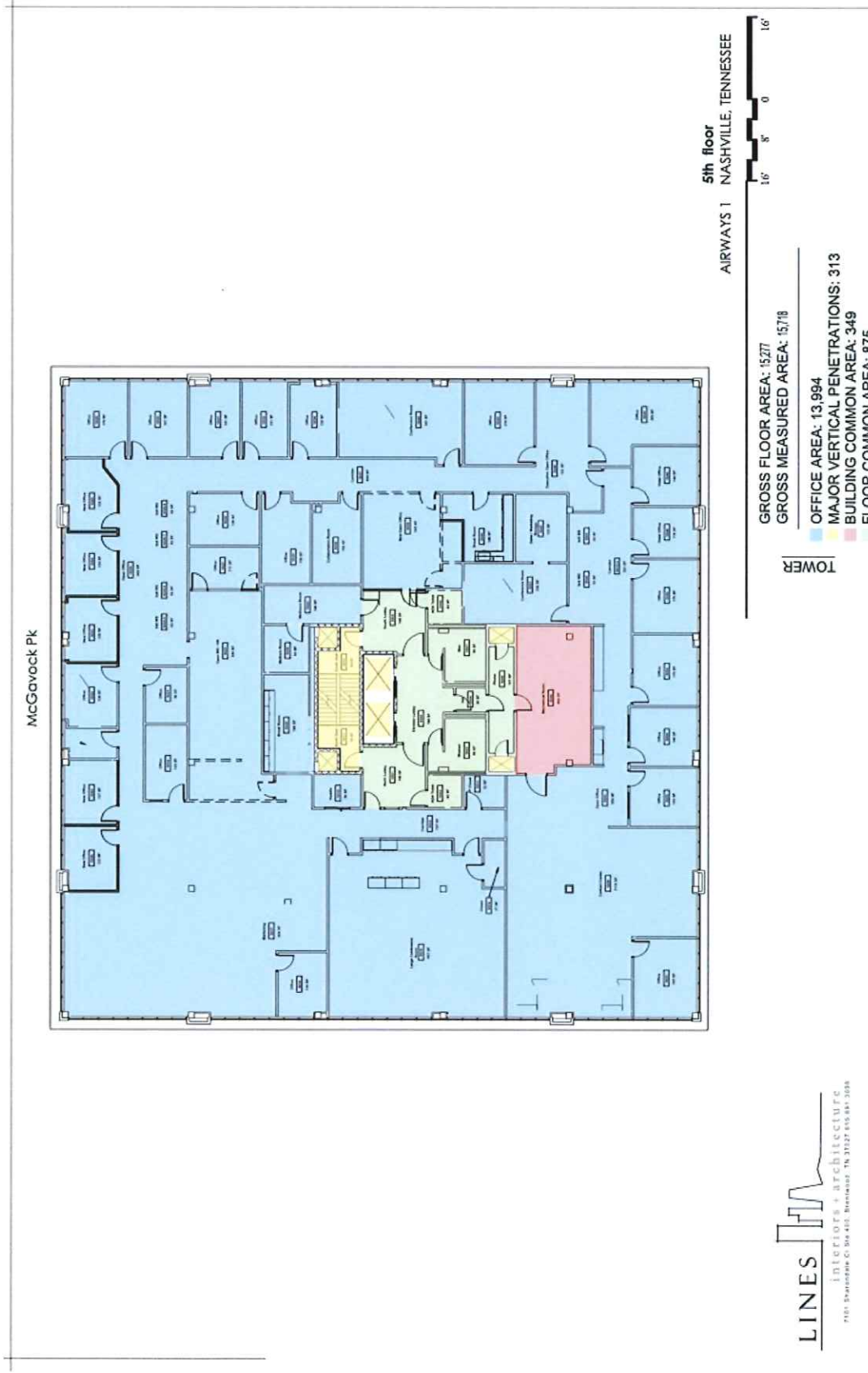
APPROVED AS TO FORM AND
LEGALITY:

Macy Amos

Macy Amos, Assistant Metropolitan Attorney

FILED IN THE OFFICE OF THE
METROPOLITAN CLERK:

Exhibit C



LINES
interiors + architecture
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