

Division of Building Authority

DBA Lease Profile

County#: 7 Agency #: 0 Lease Number: N9314

Lease Information:

Lessee Name: Radio Works Inc.

Lessor Name: Southern Arkansas University Tech

Lessee Contact: Chris Daniel

Lessor Contact: Gaye Manning

Principal: N/A

Lessee Address: 111 Westwood Drive De Queen AR

Lessor Address: P.O. Box 3499 Camden AR

Agency Disclosure: []

Premises Information:

Property Name: SAU Tech Radio Tower Premises Sq Ft: 16 Unit/Suite #: []

Lease Address: Radio Station Tower East Camden Calhoun

Service Code*: TO

Lease Terms:

Initial Rate/SF: []

Original Term Commencement: 5/1/2014

Lease Type: R

Term Start Date: 6/1/2022

Renewal Option? []

Term End Date: 5/31/2023

Financial Information: Rent Escalation? No Pymt Periods/Yr 12 Pymt Amt: \$600.00

Annual Rent Yr 1 \$7,200.00 Annual Rent Yr 4 []

Annual Rent Yr 2 [] Annual Rent Yr 5 []

Annual Rent Yr 3 [] Annual Rent Yr 6 []

Comments: One (1) year Lease Renewal with no other changes.

* Service Code Legend: OF = Office, Full Service OP = Office, Partial Services ON - Office, No Services CR = Classroom CL = Clinic/Office

ST = Storage WA = Warehouse LA = Land LQ = Living Quarters/Residential XX = Miscellaneous/Other

DBA Use Only

PJ []

Transmit Date: 2/15

[]

Division of Building Authority
STATE OF ARKANSAS
COUNTY OF PULASKI

Lease Term: 06/01/22 to 05/31/23
Annual Rent: \$7,200.00
Square Feet: 16 Rate: n/a
Type: Renewal
Worked By: Pat James
County: 07 Agency: 000
Lease #: N9314 CB

**STATE OF ARKANSAS
EIGHTH LEASE AMENDMENT**

This Agreement is made and entered into as of the 27th day of January, 2022, by and between SOUTHERN ARKANSAS UNIVERSITY TECH, hereinafter referred to as "Lessor", and RADIO WORKS INC, hereinafter referred to as "Lessee".

WITNESSETH

Whereas, by Lease Agreement dated May 1, 2014, and First Lease Amendment dated August 14, 2014, and Second Lease Amendment dated February 25, 2015, and Third Lease Amendment dated December 15, 2016, and Fourth Lease Amendment dated July 12, 2018, and Fifth Lease Amendment dated December 10, 2018, and Sixth Lease Amendment dated January 9, 2020, and Seventh Lease Amendment dated January 19, 2021, Lessor leased to Lessee approximately 16 square feet of space in the radio tower building, tower mounting space for the attachment of antennas, microwave dishes, related ancillary equipment and cables located at the radio station tower of Southern Arkansas University Tech, all situated in the City of East Camden, County of Calhoun, Arkansas (the "Lease"); and

Whereas, the parties hereto have hereby agreed to extend the term of the Lease as hereinafter set out.

Now, therefore, for and in consideration of the Premises and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto hereby agree that the term of the Lease is hereby extended for a period commencing on June 1, 2022 and continuing through May 31, 2023, upon the same terms and conditions as the original Lease Agreement and subsequent Amendments, except the Lease shall be amended and modified as follows:

1. Special Provisions. Special Provisions 6(k) of the Lease is hereby restated as follows:

- (k) The LESSOR, LESSEE and DBA agree that should the Lease and any applicable amendments expire prior to the execution of this amendment agreement, the parties agree that the Lease and any applicable previous amendments are hereby reinstated and ratified upon this Amendment Agreement being fully executed by the parties. The provisions, terms, and conditions of this Amendment Agreement shall govern in the event of conflict or inconsistencies, or both.


The Lease Agreement as hereby extended is hereby ratified and confirmed by the parties hereto as being in full force and effect.

This Agreement shall be binding on the parties hereto and their respective heirs, successors, and assigns.

Executed as of the date first hereinabove set out.

LESSOR:

SOUTHERN ARKANSAS
UNIVERSITY TECH

By: 
Dr. Jason Morrison, Chancellor

Date: 2/2/22

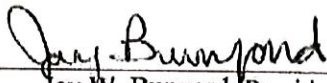
DIVISION OF BUILDING AUTHORITY
As Agent for Southern Arkansas University Tech

By: 
Chris Bell, Administrator of
Real Estate Services


Date: 2/10/22

LESSEE:

RADIO WORKS INC

By: 
Jay W. Bunyard, President

Date: 2/02/2022

By: 
Anne W. Laidlaw, Director

Date: 2/10/22