

Division of Building Authority

DBA Lease Profile

County# : 7 Agency #: 000 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: 6/1/2020
Renewal Option? Term End Date: 5/31/2021

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

CB
Transmit Date: 3/31



Division of Building Authority  
STATE OF ARKANSAS  
COUNTY OF PULASKI

Lease Term: 06/01/20 to 05/30/21  
Annual Rent: \$7,200.00  
Square Feet: 16 Rate: n/a  
Type: Renewal  
Worked By: Chris Bell  
County: 07 Agency: 000  
Lease #: N9314 JWL

**STATE OF ARKANSAS  
SIXTH LEASE AMENDMENT**

This Agreement is made and entered into as of the 9<sup>th</sup> day of January, 2020, 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, 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 and to amend and modify 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, 2020 and continuing through May 30, 2021, 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. Definitions. Definitions of the Lease are hereby amended and modified to replace "Department of Finance and Administration" with "Department of Transformation and Shared Services". "DBA" means the Real Estate Services Section of Department of Transformation and Shared Services, Division of Building Authority. By law DBA is the leasing agency for LESSEE. Arkansas Code Annotated §22-2-114. DBA is not an additional LESSEE and therefore, shall not owe any rent; and
2. 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 amended, modified and 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.

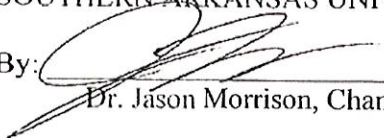
Executed as of the date first hereinabove set out.

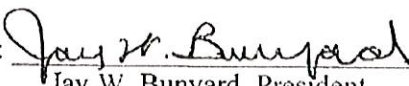
LESSOR:

LESSEE:

SOUTHERN ARKANSAS UNIVERSITY TECH

RADIO WORKS INC

By:   
Dr. Jason Morrison, Chancellor

By:   
Jay W. Bunyard, President

Date: 3/30/2020

Date: 3/19/2020

DIVISION OF BUILDING AUTHORITY  
As Agent for Southern Arkansas University Tech

By:   
Wes Lacewell, Administrator of  
Real Estate Services

By:   
Anne W. Laidlaw, Director 

Date: 3/31/20

Date: 4/1/20