

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LFL61979
ADDRESS OF PREMISES TALLAHASSEE REGIONAL AIRPORT 3300 CAPITAL CIRCLE SW, IVAN MUNROE AIRLINE TERMINAL, TALLAHASSEE, FLORIDA 32310	PDN Number:

THIS AMENDMENT is made and entered into between
CITY OF TALLAHASSEE

whose address is: 300 SOUTH ADAMS STREET, TALLAHASSEE, FL
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 provide the notice to proceed for the installation of paint and carpet once executed by both parties.

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 March 26, 2015 as follows:

- A. USE OF THE GSA FORM 276, SUPPLEMENTAL LEASE AGREEMENT HAS BEEN DISCONTINUED. ALL REFERENCES IN THE LEASE TO "GSA FORM 276" OR "SUPPLEMENTAL LEASE AGREEMENT" SHALL BE NOW HEREBY CONSTRUED TO MEAN "LEASE AMENDMENT."
- B. This Lease Amendment No. 1 has been prepared to issue notice to proceed on the installation of paint and carpeting for the amount of \$22,072.53; and to amend the rent schedule based on the lessor's proposal dated February 25, 2015.
- C. Paragraph 1.03 as set forth in the GSA On-Airport Lease is hereby deleted in its entirety and replaced with the following table:

The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:




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 the below date.

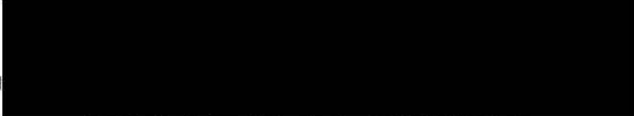
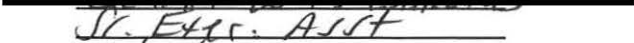
FOR THE LESSOR:

Signature: 
Name: 
Title: 
Entity Name: 
Date: 6/2/15

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: 
GSA, Public Buildings Service,
Date: 6/17/15

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: 
Title: Jr. Exec. Asst
Date: 6/2/15

	YEAR 1-5	YEAR 6-10
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$202,214.01	\$202,214.01
TENANT IMPROVEMENTS RENT ²	\$ 2,207.253	\$ 2,207.253
OPERATING COSTS ³	\$ 14,520.07	\$ 14,520.07
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$ 0.00	\$ 0.00
PARKING ⁵	\$ 0.00	\$ 0.00
TOTAL ANNUAL RENT	\$218,941.33	\$218,941.33

¹Shell rent calculation:

(Non Firm Term) \$43.59 per RSF multiplied by 4,639 RSF

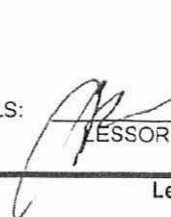
²The Tenant Improvement Allowance of \$0.476 is amortized at a rate of 0 percent per annum over 10 years.

³Operating Costs rent calculation: \$3.13 per RSF multiplied by 4,639 RSF. The Operating Rent above does not include the CPI through 2024 and shall be adjusted annually in accordance with the provisions outlined in Section 2.4.

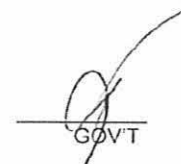
⁴Building Specific Amortized Capital (BSAC) of \$0 are amortized at a rate of 0 percent per annum over 10 years

⁵Parking costs are for 2 reserved parking spaces and 0 structured parking spaces reflecting a rate of \$0 per reserved space and \$0 per structured space per month.

INITIALS:


LESSOR

&


GOV'T