

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LGA62255 GSA Building Number: GA2270ZZ
ADDRESS OF PREMISES: 3250 West Britt David Rd. Columbus, GA	PDN Number:

THIS AMENDMENT is made and entered into between Columbus Airport Commission (INC) whose address is: 3250 West Britt David Rd Ste 204, Columbus, GA 31909-5399 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 establish beneficial occupancy in accordance with Lease Contract Paragraph entitled "Lease Term".

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 12/4/2014 to establish beneficial occupancy and lease term of Lease GS-04P-LGA62255. Paragraphs entitled "Lease Term" and subparagraph 1.03 (A) "Rent and Other Considerations", are deleted in their entirety and the following substituted therefore.

A. The Lessor hereby leases to the Government a total of 1,205 RSF (1,205 ANSI/BOMA Office Area (ABOA)) located at Columbus Metropolitan Airport: 3250 West Britt David Rd. Columbus, GA.

B. TO HAVE AND TO HOLD the said premises with their appurtenances for the Ten (10) year, Three (3) years firm term beginning on 11/18/2014 through 11/17/2024. Subject to termination. The government may terminate this lease at any time on or after 11/17/17 by giving at least 60 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after the date of mailing.

C. Paragraph 1.03 (A). The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, based on 1,205 RSF as follows:

	11/18/14 - 11/17/15	11/18/15 - 11/17/16	11/18/16 - 11/17/17	11/18/17 - 11/17/18	11/18/18 - 11/17/19
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$47,141.00	\$48,319.53	\$49,527.51	\$50,765.70	\$52,034.84
<b>TOTAL ANNUAL RENT</b>	<b>\$47,141.00</b>	<b>\$48,319.53</b>	<b>\$49,527.51</b>	<b>50,765.70</b>	<b>52,034.84</b>

	11/18/19 - 11/17/20	11/18/20 - 11/17/21	11/18/21 - 11/17/22	11/18/22 - 11/17/23	11/18/23 - 11/17/24
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$53,335.71	\$54,669.10	\$56,035.83	\$57,436.73	\$58,872.65
<b>TOTAL ANNUAL RENT</b>	<b>53,335.71</b>	<b>54,669.10</b>	<b>56,035.83</b>	<b>57,436.73</b>	<b>58,872.65</b>

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**  
 Signature: \_\_\_\_\_  
 Name: WYNNEE FENNER  
 Title: CHAIRMAN Columbus  
 Entity Name: AIRPORT COMM  
 Date: 12-8-14

**FOR THE GOVERNMENT:**  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service,  
 Date: 12/8/14

**WITNESSED**  
 Signature: \_\_\_\_\_  
 Name: MONICA E. FRENCH  
 Title: Airport Dir  
 Date: 12-8-14

Shell rent calculation: (rates are rounded)

11/18/14 – 11/17/15 \$39.12 per RSF multiplied by 1,205 RSF  
11/18/15 – 11/17/16 \$40.09 per RSF multiplied by 1,205 RSF  
11/18/16 – 11/17/17 \$41.10 per RSF multiplied by 1,205 RSF  
11/18/17 – 11/17/18 \$42.12 per RSF multiplied by 1,205 RSF  
11/18/18 – 11/17/19 \$43.18 per RSF multiplied by 1,205 RSF  
11/18/19 – 11/17/20 \$44.26 per RSF multiplied by 1,205 RSF  
11/18/20 – 11/17/21 \$45.36 per RSF multiplied by 1,205 RSF  
11/18/21 – 11/17/22 \$46.50 per RSF multiplied by 1,205 RSF  
11/18/22 – 11/17/23 \$47.66 per RSF multiplied by 1,205 RSF  
11/18/23 – 11/17/24 \$48.85 per RSF multiplied by 1,205 RSF

Operating Costs: 11/18/14 – 11/17/24 \$0 per RSF multiplied by 1,205 RSF.

This Lease Amendment contains {2} pages.

All other terms and conditions of the lease shall remain in force and effect.

INITIALS: \_\_\_\_\_  
LESSOR

&

MD  
GOV'T