

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NUMBER	2
	TO LEASE NUMBER	GS-11B-12600
	PDN NUMBER	NA

ADDRESS OF PREMISES
6340 Columbia Park Road
6340 Columbia Park Road
Landover, MD 20785-3215

THIS AMENDMENT is made and entered into between **6340 Columbia Park Road, LLC**
whose address is: 0
6340 Columbia Park Road
Hyattsville, MD 20785-322-

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

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 as follows:

Current Information:

Annual Rent	\$557,697.80
Operating Cost	\$58,128.07

A. Issued to reflect a CPI escalation, as follows:

Base (CPI-W-U.S. City Avg)	August	2013	230.359
Corresponding Index	August	2015	233.366
Base Operating Cost Per Lease			\$57,216.27
% Increase in CPI-W			0.013053538
Annual Increase In Operating Cost			\$746.87
Less Previous Escalation Paid			(\$911.80)
Annual Increase In Operating Cost Due Lessor			(\$164.93)

New Information

Annual Rent	\$557,532.87
Operating Cost	\$57,963.14

B. The annual rent shall increase by (\$164.93)

Effective	September 18, 2015
New Annual Rent	\$557,532.87
Monthly Rent, in arrears	\$46,461.07

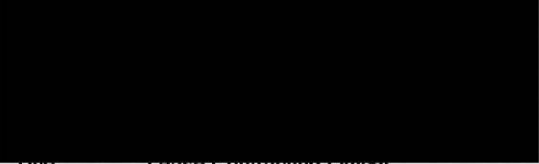
This Lease Amendment contains one page.

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: _____


Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: OCT - 6 2015

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: _____

Analyst	Maisha Cosby
Specialist:	
Lease No:	GS-11B-12600
Bldg No:	MD0797
SLA No:	2
Rentable Square Ft	60,389
Effective Date:	09/18/15
Type of Action	FY15

BUILDING INFORMATION	
Building:	6340 Columbia Park Road
Building Address:	6340 Columbia Park Road Landover, MD 20785-3215

LESSOR'S INFORMATION	
Lessor:	PPF Industrial 6340 Columbia Park Road, LLC
Lessor Add:	6340 Columbia Park Road Hyattsville, MD 20785-322-

PAYEE INFORMATION	
Payee	PPF Industrial 6340 Columbia Park Road, LLC
	6340 Columbia Park Road Hyattsville, MD 20785-322-

CURRENT INFORMATION			
ANNUAL RENT			\$557,697.80
OPERATING COST			\$58,128.07
COMPUTATION			
Base (CPI-W-U.S. City Avg)	August	2013	230.359
Corresponding Index	August	2015	233.366
Base Operating Cost Per Lease			\$57,216.27
% Increase in CPI-W			0.013053538
Annual Increase In Operating Cost			\$746.87
Less Previous Escalation Paid			(\$911.80) ****non-€
Annual Increase In Operating Cost Due Lessor			(\$164.93)
NEW INFORMATION			
ANNUAL RENT			\$557,532.87
MONTHLY RENT			\$46,461.07
OPERATING COST			\$57,963.14

		09/16/15
Budget Analyst		(Date)

Eff date: 9/18/2013
Exp date: 9/17/2018

Accrual # Amt

Annual Increase	(\$164.93)	Mthly Increase	-\$13.74
Effective Date	9/18/2015	Total Months	0
thru date	9/30/2015	Total Mth Catch-	\$0.00
No. of days in Prora	30	Days Prorated	13
		Total Day Catch-	-\$5.96
		FY'15 Cost	-\$5.96

**GENERAL SERVICES ADMINISTRATION - NATIONAL CAPITAL REGION
PUBLIC BUILDINGS SERVICE - REAL ESTATE ADMINISTRATION DIVISION
PRECERTIFICATION OF AVAILABILITY OF BUDGET ACTIVITY 53 FUNDS -- MANUAL**

Lease Number	Location Code	Effective Date	Expiration Date	City, State	Total Existing RSF	Current Annual Rent	ACO Delegated	Team Code
LMD12600	MD0797	9/18/2013	9/17/2018	Landover, MD	60,389	\$557,697.80	NO	T600

In Holdover?	Yes, state original Expiration Date	NO	Team Lead Analyst:	Sontaria Willett
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Lease Action Type	CPI
Effective Date of Action	9/18/2015
Current Annual Rent[\$]	\$557,697.80
Estimated New Annual Rent	\$557,532.87
Annual Increase	(\$164.93)
SLA Number	2

Budget Analyst Statement: Eff. 9/18/15, FY15 CPI (PGC11), the annual rent is decreased by (\$164.93), per LA#2. New annual rent is \$557,532.87.

ACCRUAL INFORMATION:	Accrual No.	N/A	Accrued Amount:	\$0.00	Pay against Accrual	0
Budget Analyst Name:	Maisha Cosby		Surplus or (Shortage)		\$0.00	
Signature:	[Redacted]		Date:	9/16/2015		

CERTIFICATION

I HEREBY CERTIFY THAT FUNDS ARE AVAILABLE FOR THIS ACTION, CONTINGENT UPON AVAILABILITY OF FUNDINGS FOR FY 2015.

CERTIFIER'S COMMENTS: Eff. 9/18/15, Issued to reflect a FY15 CPI (PGC11), per LA 2. Annual rent is decreased by (\$164.93). New annual rent is \$557,532.87. COF: T600-15-255

Certifying Budget Analyst:	Sontaria Willett	
Signature:	[Redacted]	Date: 9/16/2015
		COF NUMBER: T600-15-255