

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 7

TO LEASE NO. GS-05B-18573

ADDRESS OF PREMISES

Minneapolis-St. Paul Airport  
4300 Glumack Drive  
St. Paul, Minnesota 55111-3002

THIS AGREEMENT, made and entered into this date by and between

whose address is Metropolitan Airports Commission  
6040 28<sup>th</sup> Avenue South  
Minneapolis, Minnesota 55450-2701

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 restate the monthly and annual rent pursuant to the terms of the lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective January 1, 2013 as follows:

The purpose of this Lease Amendment is to amend the above Lease as follows:

1) The Addendum to GSA Form 3626, US Government Lease for Real Property, Part II, Section C7, states the rental rates will change each January 1<sup>st</sup>. Pursuant to notice from the Lessor, dated December 5, 2012, GSA Form 3626, US Government Lease for Real Property, Part II, Sections C7 and 8, and as they may have been amended, are deleted in their entirety and replaced with the following:

\*C7 and 8: The amount of Annual Rent will be as follows:

	RSF		Rate Per RSF	Annual Rent	Monthly Rent
Terminal 1:	9,904	(8,610 USF)	\$69.14	\$684,762.56	\$57,063.55
Terminal 2:	1,418	(1,233 USF)	\$52.74	\$ 74,785.32	\$ 6,232.11
Total	11,322	(9,843 USF)		\$759,547.88	\$63,295.66

The rental rates are subject to change each January 1<sup>st</sup>. The Lessor is to notify the Government in writing each year by providing the new rental amount. Interest shall not be charged if Lessor provides late notice of rental increase. After new rental amounts are received, the rental payment will be adjusted accordingly."


2) This is an increase in rent of \$25,195.30 annually and \$2,099.61 monthly.

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.

Page 1 of 2


FOR THE LESSOR

Signature:   
Name: ERIC L. JOHNSON  
Title: DIRECTOR, CMAA  
Entity Name: Metropolitan Airports Commission  
Date: 3-11-13

FOR THE

Signature:   
Name: \_\_\_\_\_  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 3/18/13

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: Annater Phonda  
Title: Asst. Manager, Airline Affairs  
Date: 3-11-13

- 3) The Termination Right as stated in the Lease, Part II – Offer, Section B. Term, is deleted and replaced with the following:

The Government reserves the right to terminate this Lease, in whole or in part, at anytime during the term of this lease with 90 days' written notice to the Lessor if (i) regularly scheduled commercial air service ceases, (ii) the airport opts to replace [REDACTED] screeners with private contractors, (iii) the checkpoint supported by the leased space is closed, or (iv) Government reduces its presence at airport due to a reduction in deplanements. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

- 4) Use of the GSA Form 276, Supplemental Lease Agreement, has been discontinued. Any and all references in the lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment".

ELJ  
LESSOR

JL  
GOVERNMENT