

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07B-16890
LEASE AMENDMENT	PDN Number: N/A
ADDRESS OF PREMISES: ADMINISTRACION BUILDING 500 SOUTH ADAMS STREET, EAGLE PASS, TEXAS 78852	

THIS AGREEMENT, made and entered into this date by and between City of Eagle Pass

whose address is: 100 South Monroe, Eagle Pass, Texas 78852-4830

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

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

- 1.) To discontinue use of the Supplemental Lease Agreement form; and
- 2.) Establish the Commencement Date of the lease rental payments; and
- 3.) Establish the square footages of the leased space; and
- 4.) Provide the annual rental amounts; and
- 5.) Establish the Common Area Factor; and
- 6.) All other terms and conditions are in full force and effect.

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


See Attached

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: Glória Barreras
Title: Interim City Manager
Entity Name: City of Eagle Pass
Date: 6/10/2013

FOR THE GOVERNMENT:

Signature: 
Name: Don V...
Title: Lease...
GSA, Public Buildings Service, 819 Taylor St., Room 5A18
Fort Worth, TX 76102
Date: 6/11/2013

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Imelda B. Rodriguez
Title: Asst. City Secretary
Date: 6-10-2013

- 1.) Use of the GSA Form 276, Supplemental Lease Agreement (SLA) 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".
- 2.) The Commencement Date of the rental shall be June 1, 2013 and shall expire on May 31, 2028, subject to the termination rights set forth in the lease.
- 3.) The leased premise square footage shall be 14,652 Rentable Square Feet (RSF) yielding 13,132 ANSI/BOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:

From June 1, 2013 through May 31, 2028, the total annual rental shall be \$172,161.00 at the rate of \$14,346.75 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$172,161.00. **There are no annual Operating or Tenant Improvement costs.**
- 5.) In accordance with the SFO paragraph 1.3 C entitled "Common Area Factor," the Common Area Factor shall be 1.12 (14,652 RSF/ 13,132 ABOA).
- 6.) All other terms and conditions of the lease shall remain in full force and effect.

INITIALS: BB & WJ
LESSOR GOVT