

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 6 TO LEASE NO. GS-03P-LVA00094
ADDRESS OF PREMISES: Bridgeway Technology Center II 7021 Harbour View Blvd Suffolk, VA 23435-2869	

THIS AMENDMENT is made and entered into between
Continental-HarbourView Associates, LLC

whose address is: 11010 Jefferson Avenue
Newport News, VA 23601-2717

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 commence rent for above standard janitorial services and to re-establish rent for annual amortized TI.

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 upon execution by the Government, as follows:

- A. Lease Paragraph 1.03 - A - RENT AND OTHER CONSIDERATION (Sep 2015) is hereby deleted and replaced in lieu thereof with the following:

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:

C.J. Skip Smith

MANAGER

CONTINENTAL-HARBORVIEW ASSOC

9.20.18

FOR THE GOVERNMENT:

Signature:

Name:

Title:

GSA Public Buildings Service

Date:

Samantha Poole

Lease Contracting Officer

9/20/18

WITNESSED FOR THE LESSOR BY:

Signature:

Name:

Title:

Date:

Bryan C. Witt

Development Manager

9/20/18

"1.03 A: The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	MAR. 28, 2018 – AUG. 27, 2018	AUG. 28, 2018-SEPT 6, 2018	SEPT. 7, 2018-MAR. 27, 2028
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$238,507.50	\$238,507.50	\$238,507.50
TENANT IMPROVEMENTS RENT ²	\$ 63,101.35	\$ 63,101.35	\$ 65,494.03
OPERATING COSTS ³	\$ 71,143.38*	\$ 71,143.38*	\$ 71,143.38*
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	*\$5,514.27	*\$5,514.27	*\$5,514.27
PARKING ⁵	\$ 0	\$ 0	\$ 0
ENHANCED JANITORIAL (ABOVE STANDARD) RENT ⁶			
TOTAL ANNUAL RENT	\$378,266.50	\$416,427.70	\$418,820.38

¹Shell rent calculation: (Firm Term) \$31.71 (rounded) per RSF multiplied by 13,629 RSF

²Tenant Improvements of \$452,890.73 are amortized at a rate of 7 percent per annum over 10 years

³Tenant Improvements of \$16,670.73 are amortized at a rate of 7 percent per annum over 9 years, 7 months.

⁴Operating Costs rent calculation: \$5.22 per RSF multiplied by 13,629 RSF.

⁵Building Specific Amortized Capital (BSAC) of \$39,577.00 are amortized at a rate of 7 percent per annum over 10 years

⁶Parking costs – not applicable

⁶Enhanced Janitorial services (above standard) rent are calculated at a rate of \$2.80/RSF. See Paragraph B of this Lease Amendment. The Enhanced Janitorial (above standard) shall increase by an amount equal to 2% as identified in the schedule below:

The schedule is as follows:

FY'18: August 28, 2018 – September 30, 2018 – shall be prorated at an amount of [REDACTED]

FY'19: October 1, 2018 – September 30, 2019 - \$38,924.42,

FY'20: October 1, 2019 – September 30, 2020 - \$39,702.91,

FY'21: October 1, 2020 – September 30, 2021 - \$40,496.97,

FY'22: October 1, 2021 – September 30, 2022 - \$41,306.91,

FY'23: October 1, 2022 – September 30, 2023 - \$42,133.05,

FY'24: October 1, 2023 – September 30, 2024 - \$42,975.71,

FY'25: October 1, 2024 - September 30, 2025 - \$43,835.22,

FY'26: October 1, 2025 - September 30, 2026 - \$44,711.93,

FY'27: October 1, 2026 – September 30, 2027 - \$45,606.17,

FY'28: October 1, 2027 – March 30, 2028 (prorated) - \$22,685.63."

B. Paragraph is hereby added to the Lease: Enhanced Janitorial – Above Standard Services Rent –

"The term "Above-Standard Services Rent" refers to the portion of the rent labeled in Section 1.03 of this Lease. Enhanced Janitorial (Above Standard) Rent compensates Lessor for (i) Enhanced Janitorial Services ("Above-Standard Cleaning") – Exhibit G of the lease. Notwithstanding the foregoing, if the Government ceases the use and operation of all Above-Standard Cleaning any such reduction in rent shall be memorialized in a Lease Amendment."

INITIALS:

LESSOR

&

GOVT