

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-LVA00172
ADDRESS OF PREMISES 255 W Main Street Charlottesville, VA 22902-5058	

THIS AMENDMENT is made and entered into between

VVP LLC

whose address is: 250 W Main Street, Suite 201  
Charlottesville, VA, 22902-5000

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 adjust the operating costs to remove janitorial services, establish the lease term and the annual rent.

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 January 3, 2018 as follows:


- A. The Lease Term Commencement Date is hereby established as January 24, 2018. The lease term is established as January 24, 2018 through January 23, 2033.
- B. Paragraph 6.06 JANITORIAL SERVICES (JUN 2012) is hereby deleted.
- C. The Lessor and Government have agreed to reduce the operating cost base by \$93,188.00 to account for the elimination of janitorial services. Accordingly, the Operating Cost base shall be reduced from \$319,059.16 to \$225,871.16. Paragraph 1.09 OPERATING COST BASE (OCT 2016) is hereby amended by deleting the existing text and inserting in lieu thereof the following:

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's operating cost base shall be \$225,871.16 per annum.

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: Craig Bedinger  
Title: Manager  
Entity Name: VVP LLC  
Date: 1/3/18

FOR THE GOVERNMENT:

Signature:   
Name: BRIAN TYE  
Title: Lease Contracting Officer  
GSA, Public Buildings Services  
Date: 1/3/18

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: Sean Kaito  
Title: Exec. Assistant  
Date: 1/3/18

D. Paragraph 1.03, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

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

	FIRM TERM (1/24/2018 – 1/23/2028)	NON FIRM TERM (1/24/2028 – 1/23/2033)
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$1,086,058.52	\$1,086,058.52
OPERATING COSTS <sup>2</sup>	\$225,871.16	\$225,871.16
TENANT IMPROVEMENTS RENT <sup>3</sup>	\$ 0.00	\$0.00
PARKING <sup>4</sup>	\$ 0.00	\$ 0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$1,311,929.68</b>	<b>\$1,311,929.68</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$27.64 per ABOA SF multiplied by the ABOA SF stated under Paragraph 1.01

(Non Firm Term) \$27.64 per ABOA SF multiplied by the ABOA SF stated under Paragraph 1.01

<sup>2</sup>Operating Costs rent calculation: \$5.75 per ABOA SF multiplied by the ABOA SF stated under Paragraph 1.01

<sup>3</sup>The Government reserves the right to amortize Tenant Improvements up to \$1,000,000 are at a rate of 7 percent per annum over the remaining firm term of the lease. The tenant improvement allowance shall be made available for space alterations within the first two years of occupancy.

<sup>4</sup>Parking costs described under sub-paragraph I of the lease.

INITIALS: CTK & BT  
LESSOR GOVERNMENT