

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-03P-12131
ADDRESS OF PREMISES Ivor Massey Building 5707 Huntsman Road Richmond, VA 23250-2415	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between  
 Capital Region Airport Commission  
 whose address is:

1 Richard E Byrd Terminal Drive  
 Richmond, VA 23250-2450

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 **increase the square footage, change the annual rent, and change the percentage of occupancy.**

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 May 20, 2015 as follows:

- A. The lease is hereby expanded by 421 ANSI/BOMA Office Area (ABOA) square feet (484 rentable square feet).
- B. Paragraph 1.01.A of the Lease is hereby amended by deleting the existing text in its entirety and by inserting the following in lieu thereof:  
 "A. Office and Related Space: 9,214 rentable square feet (RSF), yielding 8,012 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space located on the 2<sup>nd</sup> floor of the Building, as depicted on the floor plan attached hereto.

This Lease Amendment contains 3 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: Jon  
 Title: Pres  
 Entity Name: Capital Region Airport Commission  
 Date: 7/8/15

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_  
 Name: Mike Lord  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service, South  
 Date: 7/20/15

**WITNESSE**

Signature: \_\_\_\_\_  
 Name: THOMAS E. BRIDGEMAN  
 Title: ADMIN ASST  
 Date: 7/08/15

C. Paragraph 1.03.A of the Lease is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$147,424.00	\$147,424.00
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$ 0.00	\$0.00
OPERATING COSTS <sup>3</sup>	\$ 49,939.88	\$ 49,939.88
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$ 0.00	\$0.00
PARKING <sup>5</sup>	\$ 0.00	\$ 0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$197,363.88</b>	<b>\$197,363.88</b>

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

(Firm Term) \$16.00 per RSF multiplied by 9,214 RSF

(Non-Firm Term) \$16.00 per RSF multiplied by 9,214 RSF

<sup>2</sup>Tenant improvements will be completed by the lessor at no charge to the Government

<sup>3</sup>Operating Costs rent calculation: \$5.42 per RSF multiplied by 9,214 RSF

<sup>4</sup>Building Specific Amortized Capital (BSAC) Not applicable as this is a succeeding lease and agency [REDACTED]

<sup>5</sup>Parking costs are included at no additional costs.

D. Paragraph 1.11 of the Lease is hereby amended by deleting the existing text in its entirety and by inserting the following in lieu thereof:

**"Percentage of Occupancy for Tax Adjustment:** As of this lease amendment date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of the lease is **30.7** percent. The Percentage of Occupancy is derived by dividing the total Government Space of 9,214 RSF by the total building space of 30,000 RSF.

INITIALS:

  
LESSOR

&

  
GOVT