

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 6
	TO LEASE NO. GS-03P-LVA12160
ADDRESS OF PREMISES RIVERS BEND EAST OFFICE & TECHNOLOGY CENTER 13203 NORTH ENON CHURCH ROAD CHESTER, VIRGINIA 23836-3122	PDN Number: N/A

THIS AMENDMENT is made and entered into between

whose address is: 13203 North Enon Church Road
Chester, Virginia 23836-3122

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 **release operating rent for the [REDACTED] expansion space and revise the lease square footage 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 3/1/2015 as follows:

A. Paragraph 1.01, sub-paragraph A of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

A. Office and Related Space: 76,818 rentable square feet (RSF), yielding 70,475 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the first and second floor(s).

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: [REDACTED]
Name: [REDACTED]
Title: Financial Manager
Entity Name: Rivers Bend East Office & Technology Center
Date: 9/17/15

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: [REDACTED]
Title: Contracting Officer
GSA, Public Buildings Service, READ
Date: 9/18/2015

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: Financial Manager
Date: 9/17/15

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

	FIRM TERM 3/1/2015 – 6/15/2015	FIRM TERM 6/16/2015 – 2/28/2020	NON FIRM TERM
	ANNUAL RENT – PRE-OCCUPANCY OF EXPANSION SPACE	ANNUAL RENT – POST-OCCUPANCY OF EXPANSION SPACE	ANNUAL RENT
SHELL RENT ¹	\$1,224,478.92	\$1,224,478.92	\$1,224,478.92
TENANT IMPROVEMENTS RENT ²	\$249,148.01	\$249,148.01	\$0.00
OPERATING COSTS ³	\$191,280.60	\$368,401.59	\$368,401.59
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$0.00	\$0.00	\$0.00
PARKING ⁵	\$0.00	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$1,664,907.53	\$1,842,028.52	\$1,592,880.51

¹The Tenant Improvement Allowance of \$1,127,375.50 is amortized at a rate of 4 percent per annum over 5 years. The tenant improvement represents \$33.50 per ABOA SF x 33,653 ABOA SF (expansion space only).

³Operating Costs for the firm term - pre-occupancy of expansion space – are based on operating rent for the current occupied space only (40,698 RSF x \$4.70 per RSF).

- B. Paragraph 1.13, "Percentage of Occupancy for Tax Adjustment" (June 2012), of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

"The Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 55.67 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 76,818 RSF by the total Building space of 138,000 RSF."

INITIALS: RM & JJ
LESSOR GOVT