

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-11P-LVA12728
ADDRESS OF PREMISES: 7001 Newington Road Lorton, VA 22079	PDN Number:

THIS AMENDMENT is made and entered into between **PS Business Parks, Inc.**

whose address is: c/o PS Business Parks, LP
7927 Jones Branch Drive, Suite 1300
Tysons Corner, VA 22102

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

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

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:

The purpose of this Lease Amendment (LA) No. 1 is issued to memorialize the additional Tenant Improvement Allowance (TIA) of \$87,000 amortized at 10% over the 5 year firm term.

1. **Premises:**

The Government currently leases from PS Business Parks, Inc ("Lessor") approximately **26,250** BOMA rentable square feet (BRSF) equivalent to **25,929** ANSI/BOMA office area square feet (ABOA SF) of warehouse space, located on the 1st floor of the building at 7001 Newington Road, Lorton, VA 22079. The above space contains a common area factor of 1.01237996.

This Lease Amendment contains two (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.

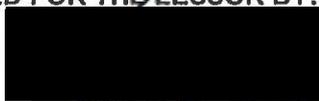
FOR THE LESSOR:

Signature: 
Name: CHRISTOPHER M. AMH
Title: VP
Entity Name: PS BUSINESS PARKS, INC.
Date: 02.27.17

FOR THE GOVERNMENT:

Signature: 
Name: Maria Del Carmen Medina
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 3/30/2017

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: KEVIN D. MCCORMACK
Title: SA, Leasing Director
Date: 2-27-17

2. **Additional TI Allowance:**

Effective upon execution of this Lease Amendment No.1, Lessor will provide the Government with additional Tenant Improvement Allowance (TIA) in the amount of \$3.36 per ABOA SF (equal to \$87,000); this shall be referred to as the "Additional TIA". The Additional TIA shall be amortized over the five-year term at an amortization rate of 10%. The total TIA available will therefore be \$292,876.26 (\$11.30 per ABOA SF) which is comprised of the original TIA of \$7.94 per ABOA SF amortized at 0% over the firm term of the lease plus the \$3.36 per ABOA amortized at 10% over the firm term of the lease. The resulting change in the annual rental rate is further outlined in Paragraph 3 of this Lease Amendment.

3. **Rent:**

Effective upon acceptance of the premises, the base annual rent for the entire demised premises shall increase by \$22,181.91 (\$0.8555 per ABOA) from \$381,841.75 (\$14.5463 per BRSF or \$14.7264 per ABOA SF) to \$404,023.66 (\$15.3914 per BRSF or \$15.5819 per ABOA SF) per year or \$33,668.64 per month. This annual rent is inclusive of an operating cost base and real estate tax base. Rent for a lesser period shall be prorated.

4. **Rental Abatement and Commission Credit:**

Effective upon acceptance of the premises, paragraph 1.07 and 7.02 shall be modified as follows:

Month 1 Rental Payment \$33,668.64 minus Rent Abatement of \$31,820.15 equals \$1,848.49 adjusted 1st Month's Rent.

Month 2 Rental Payment \$33,668.64 minus Rent Abatement of \$31,820.15 equals \$1,848.49 adjusted 2nd Month's Rent.

Month 3 Rental Payment \$33,668.64 minus pro-rated Commission Credit of [REDACTED] equals [REDACTED] 3rd Month's Rent.

Month 4 Rental Payment \$33,668.64 minus pro-rated Commission Credit of [REDACTED] equals [REDACTED] 4th Month's Rent.

This document will not constitute a payment obligation until the date of execution by the Government. As a result, although payments will be made retroactively none are due under this agreement until thirty (30) days after execution by the Government.

INITIALS:

CA
LESSOR

&

MM
GOVT