

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-11B-12730
LEASE AMENDMENT	PDN Number: N/A
ADDRESS OF PREMISES 1291 Taylor Street NW Washington DC 20542-4960	

THIS AMENDMENT is made and entered into between HIMMELFARB PROPERTIES, INC.

whose address is: 1293 Taylor St, NW WASHINGTON DC 20011

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

WHEREAS, the parties hereto desire to amend the above Lease No. GS-11B-12730

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 December 16, 2016 as follows:

This Lease Amendment is issued to reflect the increase and re-establishment of services and operating costs to the annual rent effective December 16, 2016.

The operating cost associated with increased electric consumption attributed to installation of an 80 gallon hot water heater and added daytime cleaning costs will increase from \$613,711.53 per annum to \$618,691.53 per annum (electric utilities are [REDACTED] per annum and daytime cleaning costs are [REDACTED] per annum).

Effective December 16, 2016 the new annual rent will increase from \$2,571,858.00 to \$2,576,838.00 payable at the rate of \$214,736.50 per month in arrears.

For the purpose of calculating the operating cost adjustment due at the anniversary date following the award of these increased operating costs, and thereafter the new operating cost base shall be the sum of \$629,098.08 (operating base inclusive of the 2017 CPI) plus the cost for the increase [REDACTED] (operating cost for increased electric utilities and daytime cleaning), which equates to \$634,078.08, is February 1, 2017. Therefore, the first operating cost adjustment that is inclusive of the increased utilities will be the operating cost adjustment effective on February 1, 2018. The Government shall continue to pay operating cost escalations and real estate tax escalations as set forth in the lease agreement. The annual rent shall remain in effect until lease expiration on January 31, 2026

This Lease Amendment contains 1 page.

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 [REDACTED]

Signature: [REDACTED]

Name: David L Prestor

Title: President

Entity Name: Himmelfarb Properties Inc

Date: May 3 2017

FOR THE [REDACTED]

Signature: [REDACTED]

Name: Maria Medina

Title: Lease Contracting Officer

GSA, Public Buildings Service,

Date: 6/30/17

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]

Name: Maggie Stack

Title: Bookkeeper

Date: May 3 2017