

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LFL62544
ADDRESS OF PREMISES 300 International Parkway Heathrow, FL 32746-5035	PDN Number:

THIS AMENDMENT is made and entered into between **DRA/CLP Heathrow Orlando LLC**

whose address is:

220 E. 42nd Street, 27th Floor,
New York, New York, 10017

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 March 1, 2015 as follows:

The purpose of this lease amendment is to establish a commencement date for the lease in accordance with the paragraph titled "LEASE TERM" on page one of Lease GS-04P-LFL62544 on GSA Form L202

Commencement date is hereby established as May 5, 2015. The lease shall be in effect for the period May 5, 2015 through May 4, 2025 unless otherwise altered or cancelled under the terms of the lease.


Paragraph No. 1.03 of the lease is hereby deleted and replaced as follows:

This Lease Amendment contains 2 pages.

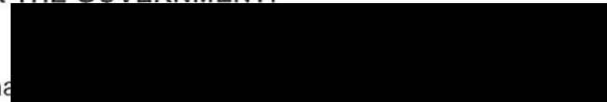
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

Signature: 
Name: David Gray
Title: Vice President
Entity Name: DRA/CLP Heathrow Orlando LLC
Date: 11-30-15

FOR THE GOVERNMENT:

Signature: 
Name: Christina Greene
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 12/8/2015

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Rosemary
Title: Senior Asset Manager
Date: 11/30/15

1.01 RENT AND OTHER CONSIDERATIONS (SEP 2013)

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

	5/5/2015 – 5/4/2016	5/5/2016 – 5/4/2020	5/5/2020 – 5/4/2025
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$355,278.42	\$355,278.42	\$449,035.92
TENANT IMPROVEMENTS RENT ²	\$0.00	\$ TBD	\$0.00
OPERATING COSTS ³	\$153,262.26	\$153,262.26	\$153,262.26
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$0.00	\$0.00	\$0.00
PARKING ⁵	\$0.00	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$508,540.68	\$508,540.68	\$602,298.18

¹Shell rent calculation:

(Firm Term) \$14.21 per RSF multiplied by 25,002 RSF

(Non Firm Term) \$17.96 per RSF multiplied by 25,002 RSF

² Effective upon execution of the lease by the Government rent will commence for shell in the amount of \$355,278.42 and operating in the amount of \$153,262.26. All TI costs will begin no later than 1 year from the effective date of this lease. The Tenant Improvement Allowance of \$283,008.30, for the identified alterations, will be amortized at a rate of 8 percent per annum over five (5) years (or firm term of the lease whichever is shorter), the calculation of which will begin upon Government inspection, acceptance and completion of alterations. Total annual rent reflects only Shell and Operating. TI will be added via SLA after lease commencement and completion of alterations.

³Operating Costs rent calculation: \$6.13 per RSF multiplied by 25,002 RSF

⁴Building Specific Amortized Capital (BSAC) of \$0 are amortized at a rate of 0percent per annum over 0 years

⁵Parking costs described under sub-paragraph H below

INITIALS: DG & DR
LESSOR GOV'T