

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-06P-LMO31042
ADDRESS OF PREMISES 515 East High Street Jefferson City, MO 65101-3261	PDN Number: N/A

THIS AMENDMENT is made and entered into between

Capitol City Property Management, Inc

whose address is: 602 Geld Street, Jefferson City, MO 65109-1093
 hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

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

The purpose of this Lease Amendment (LA) is to establish the terms and conditions under which Suite 102 will be accepted and used on a temporary basis by the Government, correct the Lessor's name and the Common Area Factor provided in the 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 April 20, 2015, as follows:

- 1) The name of the Lessor in the original lease agreement was incorrect. The following section of the cover page of GSA Form L201C attached to lease GS-06P-LMO31042 is hereby deleted and replaced with the following:

This Lease is made and entered into between

Capitol City Property Management, Inc


(Lessor), whose principal place of business is 602 Geld Street, Jefferson City, MO 65109-1093 and whose interest in the Property described herein is that of Fee Owner

- 2) Paragraph 1.01 (B) of the Lease is hereby deleted and replaced with the following:



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: Peter A. Goldschmidt
 Title: President
 Entity Name: Capitol City Property Management, Inc.
 Date: 4-13-2015

FOR THE


 Signature: 
 Name: Kristin M. Sowell
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, Real Estate Acquisition Division
 Date: APR 16 2015

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: DANA COVEY
 Title: _____
 Date: 4-13-15

Common Area Factor: The Common Area Factor (CAF) is established as **1.12947**. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

- 3) Effective April 20, 2015, the Government accepts Suite 102, which consists of 2,089.52 Rentable Square Feet and yields 1,850 ANSI/BOMA square feet of office space, in as-is condition. The Government will occupy this suite while Suite 202 at this location is being renovated. Upon substantial completion and acceptance of Suite 202, a subsequent LA will be executed to memorialize the Government's shift from Suite 102 to 202.
- 4) For Suite 102, the Government shall pay the Lessor annual rent, payable monthly in arrears, at the following rates:

	Annual Rate
SHELL RENT ¹	\$10,970.52
OPERATING COSTS ²	\$9,379.48
Total Rent	\$20,350.00

¹Shell rent calculation: \$6.25025843 per RSF multiplied by 2,089.52 RSF

²Operating Costs rent calculation: \$4.488820 per RSF multiplied by 2,089.52 RSF

- 5) Upon substantial completion and acceptance of Suite 202, a subsequent LA will be issued, which will address the rent (including the Tenant Improvement Allowance), square footage and effective date that the Government's occupancy will shift from Suite 102 to 202.

INITIALS: P.A. G & [Signature]
 LESSOR & GOVT