

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07P-LTX17379
ADDRESS OF PREMISES DFW INTERNATIONAL AIRPORT 2040 N. INTERNATIONAL PARKWAY IRVING, TX 75062-4969	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between

DFW INTERNATIONAL AIRPORT

whose address is: AVIATION REAL ESTATE DEPARTMENT
3200 EAST AIRFIELD DRIVE
DALLAS, TX 75261-4904

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective on May 1, 2015 as follows:


- 1.) Establish the Commencement Date of the lease rental payments; and
- 2.) Establish the square footages of the leased space; and
- 3.) Provide the annual rental amounts; and
- 4.) Establish the Operating Cost Base; and
- 5.) Establish the Common Area Factor; and
- 6.) All other terms and conditions are in full force and effect.

This Lease Amendment contains 2 pages.

IN WITNESS WHEREOF, the undersigned, as of the below date.

 Title: <u>VICE PRESIDENT AVIATION REAL ESTATE</u> Entity Name: <u>Dallas Ft. Worth Intl Airport</u> Date: <u>4/17/15</u>	FOR THE  Signature _____ Name: _____ Title: _____ GSA, Public Buildings Service Date: <u>4/22/2015</u>
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WITNESSES


Signature _____
Name: _____
Title: Manager, Properties
Date: 4/17/15

- 1.) The Commencement Date of the rental shall be May 1, 2015 and shall expire on April 30, 2020, subject to the termination rights set forth in the lease.
- 2.) The leased premise square footage shall be 19,317 Rentable Square Feet (RSF) yielding 19,317 ANSI/BOMA Office Area (ABOA).
- 3.) The Government shall pay the Lessor annual rent as follows:

From May 1, 2015 through April 30, 2016, the total annual rental shall be \$1,448,775.00 at the rate of \$120,731.25 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$798,371.61 and annual Operating Costs of \$650,403.39. There shall be no annual Operating Cost Adjustments.

From May 1, 2016 through April 30, 2017, the total annual rental shall be \$1,593,652.50 at the rate of \$132,804.38 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$878,150.82 and annual Operating Costs of \$715,501.68. There shall be no annual Operating Cost Adjustments.

From May 1, 2017 through April 30, 2018, the total annual rental shall be \$1,753,017.75 at the rate of \$146,084.81 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$966,043.17 and annual Operating Costs of \$786,974.58. There shall be no annual Operating Cost Adjustments.

From May 1, 2018 through April 30, 2019, the total annual rental shall be \$1,928,416.11 at the rate of \$160,701.34 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$1,062,628.17, annual Operating Costs of \$865,787.94. There shall be no annual Operating Cost Adjustments.

From May 1, 2019 through April 30, 2020, the total annual rental shall be \$2,121,199.77 at the rate of \$176,766.65 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$1,168,871.67, annual Operating Costs of \$952,328.10. There shall be no annual Operating Cost Adjustments.

- 4.) In accordance with the lease paragraph 1.07 entitled "Operating Cost Base," the base for operating costs shall be \$650,403.39 (19,317 RSF X \$33.67).
- 5.) In accordance with the lease paragraph 1.01 B. entitled "Common Area Factor," the Common Area Factor shall be zero (0) (19,317 RSF/19,317 ABOA).
- 6.) All other terms and conditions shall remain in full force and effect.

INITIALS:  & 
LESSOR GOV'T