

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-11P-LVA12643
LEASE AMENDMENT	
ADDRESS OF PREMISES SA-7D 7944-7960 Cluny Court Springfield, Virginia 22153-2810	PDN Number: N/A

THIS AMENDMENT is made and entered into between Clunygus-Badenoch LLC whose address is: 4305 Wheeler Avenue, Alexandria, Virginia 22304.

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 July 22, 2015 as follows:

- 1) The recitals above are made a substantive part of the Lease Amendment No. 1 and are incorporated herein.
- 2) As per the Lease, the Lease Commencement Date is the earlier of the date on which the Tenant Improvement Allowance Work (TIA) Work and HVAC Work at the Building are substantially complete; or the 181st Day following Lease Award. Both parties acknowledge the TIA Work and HVAC Work at the Building is not substantially complete. As such, since the Lease Award date was January 22, 2015, the Lease Commencement Date shall be **July 22, 2015**. The Lease Term is 10 years firm, and shall expire **July 21, 2025**. Additionally, the Government has a [REDACTED] renewal option as per Section 1.09 of the Lease.
- 3) As agreed in Section 1.06 H of the Lease the Government shall make a one-time lump sum payment of \$60,270.05 to the Lessor to cover all parking costs for the Lease term and option term. Said one-time lump sum payment shall be made by the Government upon the first rental payment. There shall be no ongoing payment for parking.
- 4) The Guaranteed Maximum Price nature of any contract between the Lessor and Hitt Contracting, Inc. for construction project(s) at SA-7D is not intended to modify the Lease with regard to the maximum amount the Lessor is required to spend on Improvement Work for the Government.

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 LESSOR [REDACTED]
 Signature: _____
 Name: Douglas C. McNeilson
 Title: Manager
 Entity Name: Clunygus-Badenoch LLC
 Date: August 13, 2015

FOR THE GOVERNMENT [REDACTED]
 Signature: _____
 Name: Santoni W. Graham
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: September 4, 2015

WITNESSES [REDACTED]
 Signature: _____
 Name: [REDACTED]
 Title: [REDACTED]
 Date: August 13, 2015