

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NUMBER	4A
	TO LEASE NUMBER	GS-11B-LVA12662
ADDRESS OF PREMISES ONE SKYLINE TOWER 5107 LEESBURG PIKE FALLS CHURCH, VA 22041-3260	PDN Number:	N/A

THIS AMENDMENT is made and entered into between **CESC SKYLINE, LLC**

whose address is: **2345 CRYSTAL DR, SUITE 1000  
ARLINGTON, VA 22202-4801**

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 as follows:

A. Issued to reflect a CPI escalation, as follows:

**CURRENT INFORMATION**

ANNUAL RENT			\$5,326,909.77
OPERATING COST			\$1,051,484.46
Base (CPI-W-U.S. City Avg)	AUG	2015	233.366
Corresponding Index	AUG	2016	234.904
Base Operating Cost Per Lease			\$996,181.59
% Increase in CPI-W			0.006590506
Annual Increase In Operating Cost			\$6,565.34
Less Previous Escalation Paid			\$0.00
Annual Increase In Operating Cost Due Lessor			\$6,565.34
Amount paid per LA 4			\$6,586.68
Annual Adjustment			<b>(\$21.34)</b>

**NEW INFORMATION**

ANNUAL RENT	\$5,326,888.43
MONTHLY RENT	\$443,907.37
OPERATING COST	\$1,051,463.12

B. The annual rent shall decrease by **(\$21.34)**  
Effective **September 18, 2016**  
New Annual Rent **\$5,326,888.43**  
Monthly Rent, in arrears **\$443,907.37**

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:

FOR

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Entity Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: **JAN 12 2017**

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NUMBER	4A
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FOR THE LESSOR:

FOR

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Entity Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: **JAN 12 2017**

WITNESSED FOR THE LESSOR BY:

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

<b>Analyst</b>	Rochelle Yorkshire
<b>Specialist:</b>	Kevin Morrison
<b>Lease No:</b>	GS-11B-LVA12662
<b>LA No:</b>	4A
<b>Rentable Square Ft</b>	177,402
<b>Effective Date:</b>	09/16/16
<b>Type of Action</b>	CPI FY 2016

<b>BUILDING INFORMATION</b>	
<b>Building:</b>	ONE SKYLINE TOWER
<b>Building Address:</b>	5107 LEESBURG PIKE FALLS CHURCH, VA 22041-3260

<b>LESSOR'S INFORMATION</b>	
<b>Lessor:</b>	CESC SKYLINE, LLC
<b>Lessor Add:</b>	2345 CRYSTAL DR, SUITE 1000 ARLINGTON, VA 22202-4801

<b>CURRENT INFORMATION</b>	
ANNUAL RENT	\$5,326,909.77
OPERATING COST	\$1,051,484.46
BASE AMOUNT	\$4,275,425.31

<b>COMPUTATION</b>			
Base (CPI-W-U.S. City Avg)	AUG	2015	233.366
Corresponding Index	AUG	2016	234.904
Base Operating Cost Per Lease			\$996,181.59
% Increase in CPI-W			0.006590506
Annual Increase In Operating Cost			\$6,565.34
Less Previous Escalation Paid			\$0.00
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Amount paid per LA 4			\$6,586.68
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<b>NEW INFORMATION</b>	
ANNUAL RENT	\$5,326,888.43
MONTHLY RENT	\$443,907.37
OPERATING COST	\$1,051,463.12

Lease eff	09/16/15
Lease exp	09/15/30
Ann Rent	\$5,326,909.77

**GENERAL SERVICES ADMINISTRATION  
OFFICE OF THE CHIEF FINANCIAL OFFICER (BPAA)  
CERTIFICATION OF AVAILABILITY OF BUDGET ACTIVITY 53 FUNDS -- MANUAL**

Lease Number	Location Code	Effective Date	Expiration Date	City, State	Total Existing RSF	Current Annual Rent	ACO Delegated	Team Code
GS-11B-LVA12662	VA0301	9/16/2015	9/15/2030	FALLS CHURCH, VA 22041-3260	177,402	\$5,326,909.77	NO	T100
In Holdover?	If Yes, state original Expiration Date		N/A		Team Lead Analyst:		Ifeoma U. Ezejiolor	
			Lease Action Type			2016 CPI REVISION		
			Effective Date of Action			9/16/2016		
			Current Annual Rent(\$)			\$5,326,909.77		
			Estimated New Annual Rent			\$5,326,888.43		
			Annual Impact Inc./Dec.			(\$21.34)		
			Lump Sump Amount			\$0.00		
			LA Number			4A		
Budget Analyst Statement:		Eff. 9/16/16, Issued to reflect a FY16 CPI REVISION (PGC11), per [LA 4A]. Annual rent is decreased by (\$21.34). New annual rent is \$5,326,888.43.						
ACCRUAL INFORMATION:		Accrual No.	N/A		Accrued Amount:	\$0.00	Pay against Accrual	\$0.00
Budget Analyst Name:			Rochelle Yorkshire		Surplus or (Shortage)			
Signature:					1/11/2017			
<b>CERTIFICATION</b>								
I HEREBY CERTIFY THAT FUNDS ARE AVAILABLE FOR THIS ACTION, CONTINGENT UPON AVAILABILITY OF FUNDINGS FOR FY 2017.								
CERTIFIER'S COMMENTS: Issued to reflect a Revised 2016 CPI per [Revised LA 4] effective 9/16/2016. The annual rent is decreasing by (\$21.34). The new annual rent is \$5,326,888.43. COF: T100-17-104.								
Certifying Budget Analyst:			Ifeoma U. Ezejiolor					
Signature:			[REDACTED]		Date:	1/11/2017	COF NUMBER:	T100-17-104

GSA National Capital Region



CESC SKYLINE, LLC  
2345 CRYSTAL DR, SUITE 1000  
ARLINGTON, VA 22202-4801

JAN 12 2017

RE: ONE SKYLINE TOWER  
5107 LEESBURG PIKE  
GS-11B-LVA12662

Dear Sir/Madam:

Enclosed, please find one copy of Lease Amendment No. 4A

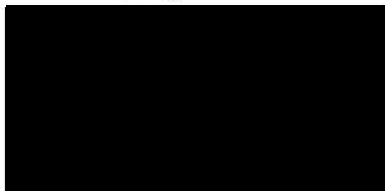
This Letter is in regards to a change in rent. As per our contract, the operating cost escalation that happens on an annual basis is based off the [REDACTED]. The months between June through September of 2016, [REDACTED] revised their rates, shown below. As a result, GSA had to revise the Operating Cost accordingly.

As [REDACTED] updated the rates, the old and new CPI values are as follows:

Month	Old Index	New Index
June	234.444	234.436
July	235.308	235.289
August	234.789	234.771
September	234.909	234.904

Should you have any questions concerning this matter, please contact Rochelle Yorkshire, Budget Analyst on (202) 401-4454 or via email to [rochelle.yorkshire@gsa.gov](mailto:rochelle.yorkshire@gsa.gov).

Sincerely,



Enclosure

U.S. General Services Administration  
301 7th Street SW  
Washington, DC 20407-0001  
[www.gsa.gov](http://www.gsa.gov)



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1055258

<b>Transaction ID</b>	1055258	<b>BA53 User</b>	ifeoma.ezejiofor@gsa.gov
<b>Record Type</b>	Lease Action	<b>BA53 Approver</b>	ifeoma.ezejiofor@gsa.gov
<b>Region</b>	11	<b>Status</b>	Approved by BA53
<b>Comments</b>	Funds have been certified in the amount of (\$21.34) for a Revised 2016 CPI. Ifeoma Ezejiofor 1/12/2017.	<b>Transaction Processed Date</b>	1/12/2017 3:51 PM
<b>Reject Reason</b>		<b>Rejection Remarks</b>	

**Lease Information**

<b>Lease Number</b>	LVA12662	<b>Lease Agreement RSF</b>	177,402.00
<b>IA Sq Ft</b>	8,271.00	<b>Digest Effective Date</b>	10/12/2016
<b>NOA Sq Ft</b>	169,131.00	<b>Team Code</b>	T100
<b>IA/NOA Conversion Date</b>	10/1/2017	<b>Lease CO Contact</b>	LCN-00002102
<b>Digest IA/NOA Conversion date</b>	10/1/2017	<b>OID User Name</b>	<a href="mailto:kevin.morrison@gsa.gov">kevin.morrison@gsa.gov</a>
<b>Digest IA Sq Ft</b>	8,271.00	<b>Remarks</b>	Funds have been certified in the amount of \$6,586.68 (Prt Yr Cost of \$274.44) for a 2016 CPI. Ifeoma Ezejiofor 9/22/2016.,Your annual Rent is higher by \$0.40. This is caused because the operating rent you put is higher by \$0.40. You used \$1,051,484.86 instead of \$1,051,484.46. Please revise and resubmit.

**System Information**

<b>Created By</b>	Castlron User, 1/11/2017 11:30 PM	<b>Last Modified By</b>	Ifeoma Ezejiofor, 1/12/2017 3:51 PM
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**Existing Lease data**

[Open Lease](#)

**FMIS Accruals**

**The accruals shown below have been established in FMIS for Lease LVA12662.**

PDN	Amount	Function Code	Function Name	Description
LY2016092000408	\$81,762.00	PGC32	(192,992) RENTAL OF FACILITIES REAL ESTATE TAXES	REAL ESTATE TAXES
LY2016092000408	(\$81,762.00)	PGC32	(192,992) RENTAL OF FACILITIES REAL ESTATE TAXES	REAL ESTATE TAXES

**Lease Digests**

**439720**

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Digest Effective Date **10/1/2016**  
 Include Accrual  
 Include Interest Indicator **NO**  
 Acceptance Date  
 Lease Action **Operating Cost Adjustment**  
 Annual Rent **\$5,326,888.43**  
 R620 [Click here for R620](#)

**439721**

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Digest Effective Date **10/12/2016**  
 Include Accrual  
 Include Interest Indicator **NO**  
 Acceptance Date  
 Lease Action **Operating Cost Adjustment**  
 Annual Rent **\$5,326,888.43**  
 R620 [Click here for R620](#)

**439719**

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Digest Effective Date **9/16/2016**  
 Include Accrual  
 Include Interest Indicator **NO**  
 Acceptance Date  
 Lease Action **Operating Cost Adjustment**  
 Annual Rent **\$5,326,888.43**  
 R620 [Click here for R620](#)

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