

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03B-LMD12122
ADDRESS OF PREMISES Airport Square IV 939 Elkridge Landing Rd. Linthicum, MD 21090-2909	PDN Number: N/A

THIS AMENDMENT is made and entered into between

whose address is: Airport Square IV
6711 Columbia Gateway Dr, Ste. 300
Columbia, MD 21046-2383

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:


WHEREAS, the parties hereto desire to amend the above Lease to **establish the lease term, establish the square footage, establish the annual rent, reconcile all change orders, and replace the sub-contracting plan for the Tenant Improvement Construction.**


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 26, 2015 as follows:


- A. The Lease Term Commencement Date is hereby established as March 26, 2015. The lease term is established as March 26, 2015 through March 25, 2025.
- B. Paragraph 1.01, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:
 - A. Office and Related Space: 14,770 rentable square feet (RSF), yielding 13,071 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the third floor of the Building, as depicted on the floor plan(s) attached to the original Lease.

This Lease Amendment contains eight (8) 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: Christopher E. Burdick
 Title: Executive Vice President
 Entity Name: Airport Square IV, LLC
 Date: 3/31/15

FOR THE GOVERNMENT:

 Signature: _____
 Name: J. L. ...
 Title: L...
 GSA, Public Buildings Service, SPRSB
 Date: 4/6/2015

WITNESSED BY:

 Signature: _____
 Name: _____
 Title: Assoc. Gen. Counsel
 Date: 3/31/15

C. Paragraph 1.03, sub-paragraph A of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$103,390.00	\$118,898.50
TENANT IMPROVEMENTS RENT ²	\$139,008.32	\$0.00
OPERATING COSTS ³	\$128,203.60	\$128,203.60
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$22,817.51	\$0.00
PARKING ⁵	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$393,419.43	\$247,102.10

¹Shell rent (Firm Term) calculation \$7.00 per RSF multiplied by 14,770 RSF

²Tenant Improvement costs of \$571,306.04 is amortized at a rate of 8 percent per annum over 5 years.

³Operating Costs rent calculation \$8.68 per RSF multiplied by 14,770 RSF

⁴Building Specific Amortized Capital (BSAC) of \$93,777.00 are amortized at a rate of 8 percent per annum over 5 years

⁵Parking costs described under sub-paragraph G below

D. Paragraph 1.03, sub-paragraphs B and C, are hereby deleted in their entirety.

E. This lease amendment also serves to reconcile all change orders associated with this lease. The above tenant improvement cost of \$571,306.04 is derived from the Initial notice to proceed in the amount of \$542,044.15 plus \$29,261.89 which is the sum of Change Orders 1-15 as outlined below:

CR #	Description	Pricing received	Lessor Price
001	Smaller TV sizes	12/2/2014	\$ [REDACTED]
002	[REDACTED] to meet STC rating		\$ [REDACTED]
003	CAT 6 Upgrade	12/10/2014	\$ [REDACTED]
004	[REDACTED]	12/15/2014	\$ [REDACTED]
005	[REDACTED]	12/15/2014	\$ [REDACTED]
006	Additional TV hookups	1/5/2015	\$ [REDACTED]
007	GFI Receptacle at Insta-hot	12/16/2014	\$ [REDACTED]
008	30 Amp Twistlock in IT room	12/29/2014	\$ [REDACTED]
009	Add'l strobes per Fire Marshall	1/6/2015	\$ [REDACTED]
010	Install [REDACTED]	1/9/2015	\$ [REDACTED]
011	Mini-Blinds on Office Side-lights	1/29/2015	\$ [REDACTED]
012	Relocate [REDACTED]	3/4/2015	\$ [REDACTED]
013	[REDACTED]	3/2/2015	\$ [REDACTED]
014	Relocate Access Control PC and Monitor	3/2/2015	\$ [REDACTED]
015	[REDACTED]	3/2/2015	\$ [REDACTED]
Total			\$ 29,261.89

The above fifteen change orders are hereby approved in the total amount of **\$29,261.89** in accordance with all Lease Requirements, and written direction provided by the Government. The Scope of Work for the Tenant Improvement Change Orders listed above are described in the Lessor's proposals, which are hereby incorporated into this lease by reference.

F. Pages 216-221 "SUBCONTRACTING PLAN", are hereby deleted in their entirety, and replaced with the following six pages.

INITIALS:


LESSOR

&


GOVT