

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-LPA12114
LEASE AMENDMENT	
ADDRESS OF PREMISES	PDN Number:

THIS AMENDMENT is made and entered into between **Realty Leasing & Management Co.**

whose address is: **1270 Fairfield Road, Gettysburg, PA 17325**
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 separate the spaces for [REDACTED] & [REDACTED]; adjust rent accordingly

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 **December 22, 2013** as follows:

1. Paragraph 1.01.A of the Lease, Office and Related Space, is hereby amended by adding the following to the end of the paragraph:

"... Space is further defined as
[REDACTED] 64,494 RSF yielding 61,844 ABOA SF, and
[REDACTED] 860 RSF yielding 822 ABOA SF."

2. Paragraph 1.03.A, Rent and Other Consideration is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

"1.03.A. The Government shall pay the Lessor annual rent of \$1,769,292.61, payable in monthly installments in arrears, at the following rates:

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:
[REDACTED]
Signature: [REDACTED]
Name: David S. H. S.
Title: Owner
Entity Name: Realty Leasing & Management
Date: 1/6/14

FOR THE GOVERNMENT:
[REDACTED]
Signature: [REDACTED]
Name: [REDACTED]
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 1/6/14

WITNESSED FOR THE LESSOR BY:
[REDACTED]
Signature: [REDACTED]
Name: Stephanie A. Lehr
Title: Administrative Assistant
Date: 1/6/14

	FIRM TERM		FIRM TERM
	ANNUAL RENT		ANNUAL RENT
SHELL RENT ¹	\$1,258,300.63	SHELL RENT ⁶	\$16,724.67
TENANT IMPROVEMENTS RENT ²	\$65,470.45	TENANT IMPROVEMENTS RENT	\$0.00
OPERATING COSTS ³	\$414,042.37	OPERATING COSTS ⁷	\$5,503.23
BUILDING SPECIFIC SECURITY ⁴	\$9,251.26	BUILDING SPECIFIC SECURITY	\$0.00
PARKING ⁵	\$0.00	PARKING ⁵	\$0.00
TOTAL ANNUAL RENT	\$1,747,064.71	TOTAL ANNUAL RENT	\$22,227.90

¹Shell rent (Firm Term) calculation: \$19.45 per RSF multiplied by 64,694 RSF
²The Tenant Improvement Allowance of \$516,994.50 is amortized at a rate of 5 percent per annum over 10 years. Calculation: Rounded to \$1.012 per RSF multiplied by 64,694 RSF
³Operating Costs rent calculation: \$6.40 per RSF multiplied by 64,694 RSF
⁴Building Specific Security Costs of \$72,692.56 are amortized at a rate of 5 percent per annum over 10 years. Calculation: Rounded to \$0.143 per RSF multiplied by 64,694 RSF
⁵Parking costs described under sub-paragraph G below
⁶Shell rent (Firm Term) calculation: \$19.45 per RSF multiplied by 860 RSF
⁷Operating Costs rent calculation \$6.40 per RSF multiplied by 860 RSF

3. Paragraph 1.08, Tenant Improvement Allowance, is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

“1.08 Tenant Improvement Allowance
 The Tenant Improvement Allowance (TIA) for purposes of this lease is \$516,994.50. The TIA is the amount that the Lessor shall make available for the Government to be used for TIs. This amount is amortized in the rent over the Firm Term of this Lease at an annual interest rate of 5 percent.”

4. Paragraph 1.11, Building Specific Amortized Capital, is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

“1.11 Building Specific Amortized Capital
 For purposes of this Lease, the Building Specific Amortized Capital (BSAC) is \$72,692.56. The Lessor will make the total BSAC amount available to the Government, which will use the funds for security related improvements. This amount is authorized in the rent over the Firm Term of the Lease at an annual interest rate of 5 percent.”

5. Upon Completion of the [redacted] space under Lease GS-03P-LPA12118, [redacted] shall occupy the 860 RSF known in this Lease Amendment as the [redacted] Space. A separate lease amendment will be issued to reflect the [redacted] occupation of 65,554 RSF yielding 62,666 ABOA SF.

INITIALS: B & [Signature]
 LESSOR & GOV'T