

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07P-LTX17428
ADDRESS OF PREMISES TED C. CONNELL TERMINAL BUILDING 8101 S. CLEAR CREEK ROAD KILLEEN, TX 75649	PDN Number: N/A

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

**CITY OF KILLEEN**

whose address is: 8101 S. CLEAR CREEK ROAD  
KILLEEN, TX 76549-2557

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 upon execution, as follows:

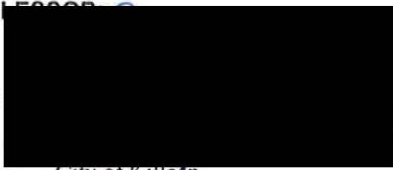
- 1.) Establish the Commencement Date of the lease rental payments; and
- 2.) Establish the square footages of the leased space; and
- 3.) Provide the annual rental amounts; and
- 4.) Establish the Common Area Factor; and
- 5.) Establish the Operating Cost Base; and
- 6.) All other terms and conditions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

See Attached.


This Lease Amendment contains 2 pages.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

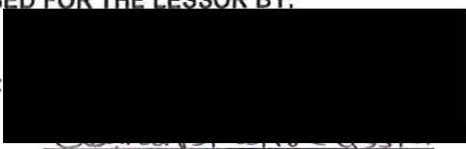
**FOR THE LESSOR:**

Signature:   
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Entity Name: City of Killeen  
Date: 4/15/15

**FOR THE GOVERNMENT:**

Signature:   
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
GSA, Public Buildings Service  
Date: 4/27/2015

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: 4/15/15

- 1.) The Commencement Date of the rental shall be March 7, 2015 and shall expire on March 6, 2025, subject to the termination rights set forth in the lease.
- 2.) The leased premise square footage shall be 3,289 Rentable Square Feet (RSF) yielding 2,795 ANSI/BOMA Office Area (ABOA).
- 3.) The Government shall pay the Lessor annual rent as follows:  
  
From March 7, 2015 through March 6, 2025, the total annual rental shall be \$112,286.46 at the rate of \$9,357.20 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$71,404.19, annual Operating Costs of \$40,882.27 plus annual Operating Cost Adjustments.
- 4.) In accordance with the lease paragraph 1.01 B. entitled "The Premises," the Common Area Factor shall be zero (1.17) (3,289 RSF/2,795 ABOA).
- 5.) In accordance with the lease paragraph 1.07 entitled "Operating Cost Base," the base for operating costs shall be \$40,882.27 (3,289 RSF X \$12.43).
- 6.) All other terms and conditions of this lease shall remain in full force and effect.

INITIALS:  &   
LESSOR GOV'T