

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-03P-LVA12121
DRESS OF PREMISES 11706 Jefferson Avenue Newport News, VA 23606-1905	

THIS AMENDMENT is made and entered into between

Hodges, L.C, R.L.

whose address is: 45 Wendfield Cir
Newport News, VA 23601-1028

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 beneficial occupancy and commence rent

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 October 27, 2016 as follows:

Paragraph 1.03(A) of GSA Form L201C (10/12) is hereby deleted entirely and replaced as follows:

1.03 RENT AND OTHER CONSIDERATION (SEP 2012)

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

	10/27/2016 – 10/26/2021	10/27/2021 – 10/26/2026
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$154,030.16	\$154,030.16
TENANT IMPROVEMENTS RENT ²	\$0.00	\$0.00
OPERATING COSTS ³	\$71,377.08	\$71,377.08
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$0.00	\$0.00
PARKING ⁵	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$225,407.24	\$225,407.24

¹Shell rent (Firm Term) calculation: \$13.66 per RSF multiplied by 11,276 RSF

²The Tenant Improvement Allowance of \$418,594.70 will be amortized at a rate of 3.25 percent per annum over the remaining firm term of the lease upon substantial completion of the space. An additional \$87,650.99 shall be paid via a one-time lump sum payment to the Lessor upon substantial completion of the space.

³Operating Costs rent calculation: \$6.33 per RSF multiplied by 11,276 RSF

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:

Signature: _____
 Name: Linda M. Hodges
 Title: JOY SECRETAIR/OWNER
 Entity Name: HODGES L.C. R.L.
 Date: 11/21/16

FOR THE GOVERNMENT:

Signature: _____
 Name: Brian Tye
 Title: Lease Contracting Officer
General Services Administration, Public Buildings Service
 Date: 11/22/2016

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: Melanie Thomas
 Title: Paralegal
 Date: 11/21/16

⁴Building Specific Amortized Capital (BSAC) of \$3,500.00 will amortized at a rate of 3.25 percent per annum over the remaining firm term of the lease upon substantial completion of the space.

⁵Parking costs described under sub-paragraph G below

Paragraph 1.05 of GSA Form L201C (10/12) is hereby deleted entirely and replaced as follows:

1.05 TERMINATION RIGHTS (AUG 2011)

The Government may terminate this Lease, in whole or in part, at any time effective after October 26, 2026, by providing not less than ninety (90) calendar days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.

Paragraph 6.07, paragraph 1 of GSA Form L201C (10/12) is hereby amended as follows:

6.07 JANITORIAL SERVICES (JUN 2012)

The Lessor shall maintain the Premises and all areas of the Property to which the Government has routine access in a clean condition and shall provide supplies and equipment for the term of the Lease. The following schedule describes the level of services intended. Performance will be based on the LCO's evaluation of results, not the frequency or method of performance. **Cleaning shall be performed during tenant working hours between 7:00 AM and 5:15 PM. Specific time shall be coordinated with the office manager. Whenever possible, vacuuming shall be done either before or after the office is open to the public.**

INITIALS: JH & BT
LESSOR GOVT