

LEASE NO. GS-03P-LVA12131

Succeeding/Superseding Lease
GSA FORM L202 (September 2013)

This Lease is made and entered into between

Lessor's Name Capital Region Airport Commission

(Lessor), whose principal place of business is 1 Richard E Byrd Terminal Drive, Richmond, VA 23250-2450 and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(Government), acting by and through the designated representative of the General Services Administration (GSA), upon the terms and conditions set forth herein.

Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

Ivor Massey Building
5707 Huntsman Road
Richmond, VA 23250-2415

and more fully described in Section 1 and Exhibit A, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning on May 1, 2014, and continuing for a period of

10 Years, 5 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination and renewal rights, shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

[Redacted Signature] _____
[Redacted Name] _____
Title: President & CEO

Date: 4/10/14

FOR THE GOVERNMENT:
[Redacted Signature] _____

Mike Lord
Lease Contracting Officer
General Services Administration, Public Buildings Service

Date: 24 APR 2014

[Redacted Signature] _____
OR BY:

Name: Susan Jay Linn

Title: Executive Assistant

Date: 4/10/14

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

1.14 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)

In accordance with the paragraph entitled "Adjustment for Vacant Premises" if the Government fails to occupy or vacates the entire or any portion of the Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced by \$TBD (a dollar amount to be negotiated) per ABOA SF of Space vacated by the Government.

1.15 HOURLY OVERTIME HVAC RATES (AUG 2011)

The following rates shall apply in the application of the paragraph titled "Overtime HVAC Usage:"

- \$35.00 per hour for the entire Space.

1.16 24-HOUR HVAC REQUIREMENT (APR 2011)

The hourly overtime HVAC rate specified above shall not apply to any portion of the Premises that is required to have heating and cooling 24 hours per day. If 24-hour HVAC is required by the Government for any designated rooms or areas of the Premises, such services shall be provided by the Lessor at an annual rate of \$TBD per ABOA SF. of the area receiving the 24-hour HVAC. Notwithstanding the foregoing, Lessor shall provide this service at no additional cost to the Government if the Lessor provides this service to other tenants in the Building at no additional charge.

1.17 BUILDING IMPROVEMENTS (SEP 2012)

Before the Government accepts the Space, the Lessor shall complete the following additional Building improvements prior to acceptance of the Space:

1. Carpet shall be replaced in the Coordination Center, Training Lab, and the hallway.
2. Repainting shall take place in the Training Lab, several offices, and touch up painting as directed.
3. Drywall cracks in east side offices shall be repaired.
4. Damaged ceiling tiles shall be replaced.
5. Exit stairway repair shall be completed and common area hallway repainted.

Not more than one (1) year from lease award, the lessor shall complete the following upgrade pertaining to the Energy Star requirement:

1. Furnish and install a cooling unit that will support the building's main server room and eliminate the need for the building's first floor mechanical system to support cooling in this one space after normal operating hours. The lessor shall then provide documentation to the contracting officer pertaining to the installation.