

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT, 5
	TO LEASE NO. GS-03P-LVA12160
ADDRESS OF PREMISES RIVERS BEND EAST OFFICE & TECHNOLOGY CENTER 13203 NORTH ENON CHURCH ROAD CHESTER, VIRGINIA 23836-3122	PDN Number: PS0030013

THIS AMENDMENT is made and entered into between

whose address is: 13203 North Enon Church Road
Chester, Virginia 23836-3122

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, the lease square footage and the annual 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 3/1/2015 as follows:


- A. The Lease Term Commencement Date is hereby established as March 1, 2015. The lease term is established as March 1, 2015 through February 28, 2025.
- B. Paragraph 1.01, sub-paragraph A of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

- A. Office and Related Space: 78,448 rentable square feet (RSF), yielding 71,757 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the first and second floor(s). NOTE: Lease GS-03P-LVA12160 is a superseding lease and shall replace current Lease Number GS-03B-09403. Square footage shall be re-confirmed based on findings from the space acceptance. A separate lease amendment shall be issued if square footage is revised.


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: _____
Title: Managing Partner
Entity Name: Rivers Bend East Office Group, Tech. Center, LLC
Date: 3/10/15

FOR THE GOVERNMENT:

Signature: 
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service, READ
Date: 3/10/2015

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: _____
Date: 3/10/15

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

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

	FIRM TERM	FIRM TERM	NON FIRM TERM
	ANNUAL RENT – PRE-OCCUPANCY OF EXPANSION SPACE	ANNUAL RENT – POST-OCCUPANCY OF EXPANSION SPACE	ANNUAL RENT
SHELL RENT ¹	\$1,251,081.76	\$1,251,081.76	\$1,251,081.76
TENANT IMPROVEMENTS RENT ²	\$249,148.01	\$249,148.01	\$0.00
OPERATING COSTS ³	\$191,280.60	\$368,401.59	\$368,401.59
BUILDING SPECIFIC AMORTIZED CAPITAL ⁴	\$0.00	\$0.00	\$0.00
PARKING ⁵	\$0.00	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$1,691,510.37	\$1,868,631.36	\$1,619,483.35

²The Tenant Improvement Allowance of \$1,127,375.50 is amortized at a rate of 4 percent per annum over 5 years.

³Operating Costs for the firm term - pre-occupancy of expansion space – are based on operating rent for the current occupied space only (40,698 RSF x \$4.70 per RSF).

INITIALS: RA & J&J
LESSOR GOVT