

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 8
LEASE AMENDMENT	TO LEASE NO. GS-03B-01345
ADDRESS OF PREMISES 7618 TIMBERLAKE ROAD LYNCHBURG, VA 24502-2325	PDN Number: N/A

THIS AMENDMENT is made and entered into between

LY-CBA, LLC

whose address is: 7618 TIMBERLAKE ROAD  
LYNCHBURG, VA 24502-2325

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 exercise a five (5) year renewal option, state the annual rent, and adjust the operating cost base rate.

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 November 17, 2013 as follows:

A. Paragraph 2 of the Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and by inserting in lieu thereof the following:

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on November 17, 2003 and continuing through November 16, 2018, subject to termination and renewal rights as may be hereinafter set forth.

B. Paragraph 3 of the Standard Form 2 of the Lease is hereby amended by deleting the existing text in its entirety and inserting in lieu thereof the following:

3. The Government shall pay the Lessor annual rent of \$226,462.80 at the rate of \$18,871.90 per month in arrears. Rent for a lesser period shall be prorated. The annual rent will be comprised of the following rates:

Annual Shell Rent: \$153,610.80

Annual Operating Rent: \$72,852.00 (plus accrued escalations).

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: [Redacted]

Name: [Redacted]

Title: [Redacted]

Entity Name: [Redacted]

Date: [Redacted]

John K. Taylor  
Manager  
LY-CBA LLC  
10/17/13

FOR THE GOVERNMENT:

Signature: [Redacted]

Name: [Redacted]

Title: [Redacted]

GSA, Public Buildings Service

Date: [Redacted]

Mikel Lord  
Lease Contracting Officer  
10-21-2013

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]

Name: [Redacted]

Title: [Redacted]

Date: [Redacted]

Mona E. Ketchum  
Admin. Assistant  
10/17/2013

[Handwritten signature]

C. Paragraph 10 of the Rider to the lease is hereby amended by deleting the first sentence in its entirety and substituting in lieu thereof the following:

"10. For the purposes of determining the base rate for future adjustments to the operating cost, the Government agrees that the new cost of services figure shall be \$72,852.00 annually (approx. \$6.22/ABOA SF). The new base year for Operating Cost Escalation is 2013."

All other terms and conditions of the lease shall remain in force and effect.

INITIALS

  
LESSOR

&

  
GOVT