

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-04P-LFL62544
ADDRESS OF PREMISES <b>300 International Parkway Heathrow, FL 32746-5035</b>	PDN Number:

**THIS AMENDMENT** is made and entered into between **DRA/CLP Heathrow Orlando LLC**

whose address is:

220 E. 42<sup>nd</sup> Street, 27<sup>th</sup> Floor,  
New York, New York, 10017

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 as follows:

1. The purpose of this supplemental lease agreement is to provide Notice to Proceed for the tenant improvements and to revise the tenant improvement allowance.
2. The Government hereby accepts the Lessor's proposal to provide, install and maintain the improvements as agreed by all parties and in accordance with the Lease terms, the RLP, the final approved construction drawings dated March 3, 2016, and lessor's contractor LT Contracting Services LLC, proposal dated August 9, 2016. Alterations shall include all necessary labor, materials, and equipment required to complete the alterations. The total cost for the entire scope of tenant improvements is \$247,159.88, which upon completion, inspection, and acceptance by the Government shall be amortized over the remainder of the firm term at an interest rate of 8 percent per annum


Paragraph No. 1.03 of the lease is hereby deleted and replaced as follows:

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: Valia Brown  
Title: Vice President  
Entity Name: \_\_\_\_\_  
Date: 9/12/16

**FOR THE GOVERNMENT:**

Signature:   
Name: Robert P. Harrison III  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 9/20/16

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name: \_\_\_\_\_  
Title: Senior Assst Manager  
Date: 9/12/16

1.03 RENT AND OTHER CONSIDERATIONS (SEP 2013)

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

	5/5/2015 – 5/4/2016	5/5/2016 – 5/4/2020	5/5/2020 – 5/4/2025
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$355,278.42	\$355,278.42	\$449,035.92
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$0.00	\$ TBD	\$0.00
OPERATING COSTS <sup>3</sup>	\$153,262.26	\$153,262.26	\$153,262.26
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$0.00	\$0.00	\$0.00
PARKING <sup>5</sup>	\$0.00	\$0.00	\$0.00
<b>TOTAL ANNUAL RENT</b>	<b>\$508,540.68</b>	<b>\$508,540.68</b>	<b>\$602,298.18</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$14.21 per RSF multiplied by 25,002 RSF

(Non Firm Term) \$17.96 per RSF multiplied by 25,002 RSF

<sup>2</sup> Effective upon execution of the lease by the Government rent will commence for shell in the amount of \$355,278.42 and operating in the amount of \$153,262.26. All TI costs will begin no later than 1 year from the effective date of this lease. The Tenant Improvement Allowance of \$247,159.88, for the identified alterations, will be amortized at a rate of 8 percent per annum over five (5) years (or firm term of the lease whichever is shorter), the calculation of which will begin upon Government inspection, acceptance and completion of alterations. Total annual rent reflects only Shell and Operating. TI will be added via SLA after lease commencement and completion of alterations.

<sup>3</sup> Operating Costs rent calculation: \$6.13 per RSF multiplied by 25,002 RSF

*Increased annually by CPI VB*

<sup>4</sup> Building Specific Amortized Capital (BSAC) of \$0 are amortized at a rate of 0 percent per annum over 0 years

<sup>5</sup> Parking costs described under sub-paragraph H below

INITIALS: VB LESSOR & [Signature] GOV'T