

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-06P-LMO31042
LEASE AMENDMENT	
ADDRESS OF PREMISES 515 EAST HIGH STREET JEFFERSON CITY, MO 65101-3261	PDN Number: PS0032863

THIS AMENDMENT is made and entered into between **Capital City Property Management, Inc.**

whose address is: 602 Geld Street
Jefferson City, MO 65109-1093

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

The purpose of this Lease Amendment (LA) is to establish an increase of space, substantial completion of Tenant Improvements so rental payments may begin for the long-term suite the Government will occupy at this leased location, document Change Request #1, and correct the Common Area Factor of the space.

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 December 16, 2015, as follows:

1. The Government hereby accepts Suite 202 as "substantially complete," effective December 16, 2015, and as a result, the Rentable Square Feet (RSF) is increased to 2,399 RSF, which yields 2,124 ANSI/BOMA (ABOA) of office and related space. The Government will vacate Suite 102 of the leased premises and begin occupying Suite 202 on December 16, 2015.
2. The term of this Lease remains 10 years, 5 years firm. The firm term of the Lease was effective April 20, 2015. The Government may terminate this Lease, in whole or in part, at any time effective on or after April 19, 2020, by providing not less than **90 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.

This Lease Amendment contains **2** pages and Exhibit A (1 page).

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: _____
Entity Name: **Capital City Property Management, Inc.**
Date: 01-06-16

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service, Real Estate Acquisition Division
Date: 1/25/2016

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: Sheri Barnes
Title: office manager
Date: 01-06-16

