

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
LEASE AMENDMENT	TO LEASE NO. GS-10P-LOR07449
ADDRESS OF PREMISES NWS BUILDING 3030 25 <sup>th</sup> STREET SE SALEM, OR 97302-1125	PDN Number: N/A

THIS AMENDMENT is made and entered into between CITY OF SALEM

whose address is:

350 COMMERCIAL STREET, NE  
SALEM, OR 97301-3412

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 commencement date.

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 August 10, 2015 as follows: the Lease Term Paragraph and Paragraphs 1.03, 1.04, and 1.05 are hereby deleted in their entirety and replaced below.

LEASE TERM:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term August 10, 2015 - August 9, 2025, subject to termination and renewal rights as are hereinafter set forth.


[see next page]

This Lease Amendment contains 3 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: \_\_\_\_\_  
Entity Name: City of Salem  
Date: 8/10/15

FOR THE GOVERNMENT:

Signature:   
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Entity Name: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: AUG 11 2015

LINDSEY D. SNOW  
CONTRACTING OFFICER

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: August 10, 2015

1.03 RENT AND OTHER CONSIDERATION (ON-AIRPORT) (SEP 2013)

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

	August 10, 2015 – August 9, 2020	August 10, 2020 – August 9, 2025
Full Service Rent	\$7,980.00	\$8,040.00

B. Rent is subject to adjustment based upon a mutual measurement of the Space upon acceptance, not to exceed 236 ABOA SF. based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

C. INTENTIONALLY DELETED

D. If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.

E. Rent shall be paid to Lessor by electronic funds transfer in accordance with the provisions of the General Clauses. Rent shall be payable to the Payee designated in the Lessor's Central Contractor Registration (CCR), now the System for Award Management (SAM). If the payee is different from the Lessor, both payee and Lessor must be registered in SAM. This registration service is free of charge.

F. The Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described in the paragraph entitled "The Premises,"
2. INTENTIONALLY DELETED
3. Performance or satisfaction of all other obligations set forth in this Lease; and,
4. All services, utilities, and maintenance required for the proper operation of the Property, the Building, and the Premises, in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements and improvements required to be made thereto to meet the requirements of this Lease.

1.04 TERMINATION RIGHTS (ON-AIRPORT) (SEP 2013)

A. INTENTIONALLY DELETED

B. The Government may terminate this Lease, in whole or part, at any time effective after August 9, 2020, by providing not less than 60 days' prior written notice to 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 rent shall accrue after the effective date of termination.

[see next page]

INITIALS:

KS  
LESSOR & RS  
GOV'T

1.05 RENEWAL RIGHTS (ON-AIRPORT) (SEP 2013)

The Lease may be renewed for [REDACTED] each at the following rental rate(s), provided notice of intent to exercise the renewal option is given to the Lessor at least 24 months before the end of the lease term. The Lessor shall have thirty (30) days from the receipt of the Government's notice of intent to exercise the renewal option to provide written acceptance or rejection of the renewal option.

Full Service Rent	[REDACTED]
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Full Service Rent	[REDACTED]
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All other terms and conditions remain in full force and effect.

INITIALS:

KD  
LESSOR & RS  
GOVT