

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 1  TO LEASE NO. GS-07P-LTX17440
ADDRESS OF PREMISES Air Terminal Building Amarillo International Airport 10801 Airport Blvd. Amarillo, TX 79111	PDN Number: N/A

THIS AMENDMENT is made and entered into between

The City of Amarillo

whose address is: 509 S.E. Seventh Avenue  
Amarillo, Texas 79105

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government;

WHEREAS, the parties hereto desire to amend the above Lease. Purpose of this Lease Amendment is to accept the leased premise.

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 May 1, 2015 as follows:

- 1) To accept the leased premise; and
- 2) To establish the Commencement Date of the lease rental payments; and
- 3) To establish the square footages of the leased space; and
- 4) To establish the Common Area Factor; and
- 5) To provide the annual schedule of rental amounts; and
- 6) To establish the Base amount for the Operating Cost adjustment; and
- 7) To memorialize that there are no Real Estate Property Taxes; and
- 8) All other terms and conditions of the lease are in full force and effect.

This Lease Amendment contains 2 pages.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date:

[Redacted Signature]

Title: CITY MANAGER  
Entity Name: CITY OF AMARILLO  
Date: 6/24/15

[Redacted Signature]

Title: Lease Contracting Officer  
GSA, Public Buildings Service.  
Date: 7.7.15


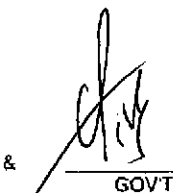
WITNESSED FOR THE LESSOR BY:

[Redacted Signature]

Signature: \_\_\_\_\_  
Title: CLERK SECRETARY  
Date: 6/25/15

- 1.) The Government accepts the leased premise.
- 2.) The Commencement Date of the rental shall be July 1, 2015 and shall expire on June 30, 2025 subject to the termination rights set forth in the lease.
- 3.) The leased premise square footage shall be 2,624 Rentable Square Feet (RSF) yielding 2,624 ANSI/BOMA Office Area (ABOA).
- 4.) In accordance with the Lease paragraph 1.01 entitled "The Premises", the Common Area Factor shall be 1.0 (2,624 RSF/2,624 ABOA).
- 5.) The Government shall pay the Lessor annual rent as follows:  

From July 1, 2015 through June 30, 2025 the total annual rental shall be \$82,000 at the rate of \$6,833.33 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$68,565.12, annual Operating Costs of \$13,434.88 plus annual CPI adjustments.
- 6.) In accordance with the Lease paragraph 1.07 entitled "Operating Cost Base", the escalation base shall change from to \$13,434.88 (2,624 RSF X \$5.12) and the Base Year for adjustments shall change to 2015 and the anniversary date of the adjustment shall remain the same.
- 7.) There are no Real Estate Property Tax payments in this Lease Agreement.
- 8.) All other terms and conditions of the lease shall remain in full force and effect.

INITIALS:  LESSOR &  GOV'T