

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03P-LVA12184
ADDRESS OF PREMISES 36 Executive Circle, Suite 1 Roanoke, VA 24012-8939	PDN Number: N/A

THIS AMENDMENT is made and entered into between

Hale, David W.

whose address is:



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 rent commencement date, lease term, square footage, and the annual rent.**

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 08/01/2015 as follows:

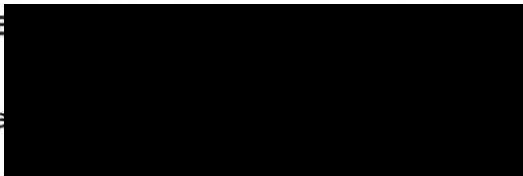
- A. The Lease Term Commencement Date is hereby established as August 1, 2015. The lease term is established as August 1, 2015 through July 31, 2025.
- B. Paragraph 1.01, of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:
 - A. Office and Related Space: **4,004.3** rentable square feet (RSF), yielding **3,482** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **1st** floor and known as Suite 1, of the Building, as depicted on the floor plan attached to the original Lease.
- C. Page 34 of the Lease is hereby amended by deleting the existing text and inserting in lieu thereof the following:

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



Signature:

Name:

Title:

Entity Name:

Date:

17/10/15
8/7/15

FOR THE G



Signature:

Name:

Title:

GSA, Public

Date:

08/01/2015

WITNESSED FOR THE LESSOR BY:



Signature:

Name:

Title:

Date:

C. JEAN HAZLETON
COUNTRY EXECUTIVE DIRECTOR
8/07/2015

Rent Component Table

Office Area	Years 1-5 (\$/ABOA SF/YR)		Years 6-10 (\$/ABOA SF/YR)		Option Term (\$/ABOA SF/YR)	
	Annual	Rate/ ABOA SF	Annual	Rate/ ABOA SF	Annual	Rate/ ABOA SF
Building Shell Rent (Include Real Estate Taxes) (See Addendum: Shell Definitions)	\$37,605.60	\$10.80	\$37,605.60	\$10.80		
Turnkey Tenant Improvement Rent	\$8,226.21	\$2.36 (rounded)	\$ -	\$ -	\$ -	\$ -
Operating Rent	\$16,365.40	\$4.70	\$16,365.40	\$4.70		
Total	\$62,197.21	\$17.86	\$53,971.00	\$15.50		

D. Effective August 1, 2015, the Government shall pay the Lessor an annual rent of \$62,197.21, in accordance with the Rent Component Table on page 34 of the Lease.

INITIALS:  & 
 LESSOR & GOVT