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| <b>GENERAL SERVICES ADMINISTRATION<br/>PUBLIC BUILDINGS SERVICE</b>                                   | <b>LEASE AMENDMENT No. 1</b> |
| <b>LEASE AMENDMENT</b>  | TO LEASE NO. GS-03P-12227    |
| ADDRESS OF PREMISES<br><b>Ivor Massey Building<br/>5707 Huntsman Road<br/>Richmond, VA 23250-2400</b> | PDN Number: N/A              |

**THIS AMENDMENT** is made and entered into between  
**Capital Region Airport Commission**  
whose address is: 1 Richard E. Byrd Terminal Drive  
Richmond International Airport  
Richmond, VA 23250-2450

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

WHEREAS, these parties hereto desire to amend the above Lease to establish rental payments upon lease commencement.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective **February 10, 2016**, as follows:

1. Sub-paragraph A. of Lease Paragraph 1.03 RENT AND OTHER CONSIDERATIONS (SEP 2013) 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 LESSOR

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: President and CEO  
Entity Name: Capital Region Airport Commission  
Date: 2/9/2016

FOR THE GOVERNMENT:

Signature: \_\_\_\_\_  
Name: Joe Beck  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 2/9/16

WITNESSED BY

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Admin Asst  
Date: 2/09/2016

**“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:

|                              | FIRM TERM          | NON-FIRM TERM      |
|------------------------------|--------------------|--------------------|
|                              | ANNUAL RENT        | ANNUAL RENT        |
| SHELL RENT <sup>1</sup>      | \$51,564.29        | \$51,564.29        |
| OPERATING COSTS <sup>2</sup> | \$20,252.86        | \$20,252.86        |
| PARKING                      | \$0.00             | \$0.00             |
| <b>TOTAL ANNUAL RENT</b>     | <b>\$71,817.15</b> | <b>\$71,817.15</b> |

<sup>1</sup>Shell rent calculation: (Firm Term) \$12.17 per RSF multiplied by 4,237 RSF. (Non-Firm Term) \$12.17 per RSF multiplied by 4,237 RSF  
<sup>2</sup>Operating Costs rent calculation: \$4.78 per RSF multiplied by 4,237 RSF

2. Upon completion and Government acceptance of Lease Paragraph 7.01 SECURITY STANDARDS (JUN 2012) and 7.02 AGENCY REQUIRED IMPROVEMENTS, the Tenant Improvement Allowance of \$34,161 and Building Specific Amortized Capital (BSAC) amount of \$19,835 will be amortized at a rate of 2 percent per annum over the remainder of the firm term.”

INITIALS:  &   
 LESSOR & GOVT