

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
LEASE AMENDMENT	TO LEASE NO. GS-03P-LVA12227
ADDRESS OF PREMISES Ivor Massey Building 5707 Huntsman Road Richmond, VA 23250-2400	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 the commencement date for amortization of the Tenant Improvement costs.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective May 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: Jon E. [Redacted]
Title: Preside
Entity Name: Capital Region Airport Commission
Date: 4-15-16

FOR THE GOVERNMENT:

Signature: _____
Name: Jon [Redacted]
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 4/19/2016

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: AMBER E. GAGLIARDONE
Title: ADMINISTRATIVE ASST
Date: 4-15-16

"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:

	5/10/2016 – 2/9/2021 FIRM TERM	2/10/2021 – 2/9/2026 NON-FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$51,564.29	\$51,564.29
TENANT IMPROVEMENTS RENT ²	\$7,544.79	\$0.00
OPERATING COSTS ³	\$20,252.86	\$20,252.86
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	4,380.76	\$0.00
PARKING	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$83,742.70	\$71,817.15

¹Shell 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

²The Tenant Improvement Allowance of \$34,161 is amortized at a rate of 2 percent per annum over 57 months.

³Operating Costs rent calculation: \$4.78 per RSF multiplied by 4,237 RSF

⁴Building Specific Amortized Capital (BSAC) of \$19,835 is amortized at a rate of 2 percent per annum over 57 months.

INITIALS:


LESSOR

&


GOVT