

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-03P-LVA12695
ADDRESS OF PREMISES: 9502 Center Street Manassas, VA 20110	PDN Number: N/A

THIS AMENDMENT is made and entered into between
Boyd Manassas GSA, LLC

whose address is: 303 West Madison Street
 Suite 1925
 Chicago, IL 60606

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 reflect an adjusted rent for Tenant Improvement and Building Specific Amortized Capital (BSAC).

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 March 3, 2017, as follows:

- A. The Government and Lessor agree that commencing on March 3, 2017, the rent shall be reduced by \$11,507.64 monthly for the remaining term of the lease (lease expires June 2, 2025). Paragraph 1.03, A of the Lease shall be deleted in its entirety and replaced with 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: AUTHORIZED SIGNATORY
 Entity Name: BOYD MANASSAS GSA, LLC
 Date: 3/3/2017

FOR THE GOV

Signature: _____
 Name: Erin R. Hoke
 Title: Lease Contracting Officer
 GSA Public Buildings Service
 Date: 3/3/2017

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: _____
 Title: _____
 Date: 3/3/17

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

	FIRM TERM
	ANNUAL RENT
i) SHELL RENT	\$ 652,999.82
TENANT IMPROVEMENTS RENT	\$0
ii) OPERATING COSTS	\$159,013.41
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)	\$0
TOTAL ANNUAL RENT	\$812,013.23

- i) Shell Rent Calculation:
Firm Term \$22.91870806 per RSF multiplied by 28,492 RSF
- ii) Operating Cost Calculation:
\$5.5446090 per RSF multiplied by 28,492 RSF”

B. The Government shall have until May 15, 2017 to provide written notice to the Lessor of the intent to use up to the total amount of Tenant Improvements and Building Specific Amortized Capital of \$1,139,256.36 (99 mo. X \$11,507.64).

C. The Tenant Improvements and Building Specific Amortized Capital paid to the Lessor as of March 3, 2017 is \$241,660.44 (21 months X \$11,507.64). The total of \$241,660.44 shall be held by the Lessor for the use of the Government and applied towards the negotiated Tenant Improvement and Building Specific Amortized Capital rent. If written notice of the Governments intent to perform tenant improvements is not provided to the lessor by May 15, 2017, the Government will withhold \$241,660.44 in rental payments to recapture as follows:

- June 3, 2017: Rental Payment of \$67,667.76 minus credit of \$20,138.37 equals \$47,529.39 adjusted months rent
- July 3, 2017: Rental Payment of \$67,667.76 minus credit of \$20,138.37 equals \$47,529.39 adjusted months rent
- August 3, 2017: Rental Payment of \$67,667.76 minus credit of \$20,138.37 equals \$47,529.39 adjusted months rent
- September 3, 2017: Rental Payment of \$67,667.76 minus credit of \$20,138.37 equals \$47,529.39 adjusted months rent
- October 3, 2017: Rental Payment of \$67,667.76 minus credit of \$20,138.37 equals \$47,529.39 adjusted months rent
- November 3, 2017: Rental Payment of \$67,667.76 minus credit of \$20,138.37 equals \$47,529.39 adjusted months rent
- December 3, 2017: Rental Payment of \$67,667.76 minus credit of \$20,138.37 equals \$47,529.39 adjusted months rent
- January 3, 2018: Rental Payment of \$67,667.76 minus credit of \$20,138.37 equals \$47,529.39 adjusted months rent
- February 3, 2018: Rental Payment of \$67,667.76 minus credit of \$20,138.37 equals \$47,529.39 adjusted months rent
- March 3, 2018 Rental Payment of \$67,667.76 minus credit of \$20,138.37 equals \$47,529.39 adjusted months rent
- April 3, 2018 Rental Payment of \$67,667.76 minus credit of \$20,138.37 equals \$47,529.39 adjusted months rent
- May 3, 2018: Rental Payment of \$67,667.76 minus credit of \$20,138.37 equals \$47,529.39 adjusted months rent

INITIALS: Bo & EH
LESSOR & GOV'T