

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-04P-LFL60278
ADDRESS OF PREMISES 3301 Lakeshore Drive Riviera Beach, FL 33404-2400	PDN Number:

THIS AMENDMENT is made and entered into between **BOYD RIVIERA GSA, LLC**

whose address is: 303 W MADISON ST STE 1925
CHICAGO, IL 60606-3304

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

WHEREAS, the parties hereto desire to amend the above Lease.

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 03/15/2016 as follows:

The purpose of this Lease Amendment is to exercise the renewal option pursuant to Paragraph 1.06 of the Lease.

LEASE TERM as set forth in the GSA FORM L201C and all subsequent Lease Amendments is hereby amended as follows:

LEASE TERM

TO HAVE AND TO HOLD the said premises with its appurtenances for the term beginning on [REDACTED] through [REDACTED], subject to termination and renewal rights as may be hereinafter set forth."

Paragraph 1.03, A. of the GSA FORM L201C and all subsequent Lease Amendments is hereby amended as follows:

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 [REDACTED]

Signature: _____
Name: _____
Title: _____
Entity Name: Boyd Riviera GSA, LLC
Date: 7/20/2016

FOR THE [REDACTED]

Signature: _____
Name: _____
Title: _____
GSA, Public Buildings Service,
Date: 7/20/16

WITNESSED FOR THE LESSOR BY: [REDACTED]

Signature: _____
Name: _____
Title: _____
Date: 7/20/16

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

Term	BLOCK A	BLOCK B	BLOCK A + B
	20,000 RSF / 18,150 ABOA	3,653 RSF / 3,315 ABOA	ANNUAL RENT
SHELL RENTAL RATE			
OPERATING COSTS			
TOTAL ANNUAL RENT			

¹Shell rent calculation:

per RSF multiplied by 23,653.00 RSF

²Operating Costs rent calculation: per RSF multiplied by 23,653.00 RSF. The operating cost is inclusive of CPI through 2015.

In accordance with lease paragraph 1.12 (Operating Cost Base) the escalation is re-established at per rentable square foot. The escalation month for future CPI are effective in July. The annual base cost of services is .

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INITIALS: 30 & J
LESSOR GOVT