

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04B-62512
ADDRESS OF PREMISES 4100 George J Bean Parkway, Tampa, FL 33607-5923	PDN Number: N/A

THIS AMENDMENT is made and entered into between **Hillsborough County Aviation Authority**

whose address is: 4100 George J Bean Parkway, Suite 3311, Tampa FL 33607-5923

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 provide for an increase in square footage.

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 upon execution by the Government as follows:

The purpose of this Lease Amendment is to increase the square footage under lease by 6,454 square feet of outdoor land space at 4100 George J Bean Parkway, Tampa, FL 33607-5923, for a period beginning September 1, 2014. The new total square footage for the Lease shall be 4,570 RSF (4,570 ABOA square feet) of office and related space and 7,000 square feet of outdoor land space. The total on-site parking remains at five (5) and the total on-site radio base stations remains at one (1).

A. Effective September 1, 2014, GSA Form L201D, Section 1.01 "The Premises (JUN 2012)", Paragraph A, shall be deleted in its entirety and replaced as follows:

"A. Office and Related Space: 4,570 rentable square feet (RSF), yielding 4,570 ANSI/BOMA Office Area (ABOA) square feet of office and related space and 7,000 square feet of outdoor land space as depicted on the plan(s) attached hereto as Exhibit A-1, A-2, B-1, B-2, C, D, and E."

This Lease Amendment contains three (3) page/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.

[Redacted Signature Area]

FOR THE [Redacted Signature Area]

Name: ROBERT L. WATKINS
 Title: Chairman
 Entity Name: H.C.A.A.
 Date: 8/7/14

Signature: _____
 Name: _____
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 9/10/14

WITNESSED

[Redacted Signature Area]

Signature: _____
 Name: _____
 Title: _____
 Date: 8/7/14

[Redacted Signature Area]

- B. Effective September 1, 2014, GSA Form L201D, Section 1.03 "Rent and Other Consideration (On-Airport) (JUN 2012)", Paragraph A, shall be deleted in its entirety and replaced as follows:

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

	9/1/2014 - 4/15/2015	4/16/2015 - 4/15/2016	4/16/2016 - 4/15/2017	4/16/2017 - 4/15/2018
	Annual Rent	Annual Rent	Annual Rent	Annual Rent
Shell Rent ¹	\$359,293.40	\$368,296.30	\$377,482.00	\$386,941.90
Tenant Improvements Rent ²	\$0.00	\$0.00	\$0.00	\$0.00
Operating Rent ³	\$0.00	\$0.00	\$0.00	\$0.00
Building Specific Amortized Capital (BSAC) Rent ⁴	\$0.00	\$0.00	\$0.00	\$0.00
Land Rent ⁵	\$5,390.00	\$5,530.00	\$5,670.00	\$5,810.00
Parking Rent ⁶	\$1,230.00	\$1,260.75	\$1,292.25	\$1,324.55
Radio Base Station Rent ⁷	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
Total Annual Rent	\$367,113.40	\$376,287.05	\$385,644.25	\$395,276.45

¹Shell Rent Calculation:

9/1/2014 - 4/15/2015: \$78.62* per RSF multiplied by 4,570 RSF
 4/16/2015 - 4/15/2016: \$80.59* per RSF multiplied by 4,570 RSF
 4/16/2016 - 4/15/2017: \$82.60* per RSF multiplied by 4,570 RSF
 4/16/2017 - 4/15/2018: \$84.67* per RSF multiplied by 4,570 RSF

²Tenant Improvements Rent Calculation: There is no charge for tenant improvements.

³Operating Rent Calculation: There is no separate charge for operating costs.

⁴Building Specific Amortized Capital (BSAC) Rent Calculation: There is no charge for BSAC.

⁵Land Rent Calculation:

9/1/2014 - 4/15/2015: \$0.77* per square foot (SF) multiplied by 7,000 SF
 4/16/2015 - 4/15/2016: \$0.79* per square foot (SF) multiplied by 7,000 SF
 4/16/2016 - 4/15/2017: \$0.81* per square foot (SF) multiplied by 7,000 SF
 4/16/2017 - 4/15/2018: \$0.83* per square foot (SF) multiplied by 7,000 SF

⁶Parking Rent Calculation:

9/1/2014 - 4/15/2015: Five (5) reserved spaces at a rate of \$20.50* per reserved space, per month.
 4/16/2015 - 4/15/2016: Five (5) reserved spaces at a rate of \$21.01* per reserved space, per month.
 4/16/2016 - 4/15/2017: Five (5) reserved spaces at a rate of \$21.54* per reserved space, per month.
 4/16/2017 - 4/15/2018: Five (5) reserved spaces at a rate of \$22.08* per reserved space, per month.

⁷Radio Base Station Rent Calculation:

9/1/2014 - 4/15/2015: One (1) radio base station at a rate of \$100.00* per radio base station, per month.
 4/16/2015 - 4/15/2016: One (1) radio base station at a rate of \$100.00* per radio base station, per month.
 4/16/2016 - 4/15/2017: One (1) radio base station at a rate of \$100.00* per radio base station, per month.
 4/16/2017 - 4/15/2018: One (1) radio base station at a rate of \$100.00* per radio base station, per month.

*Rates may be rounded."

INITIALS:


LESSOR

&


GOVT

- C. Effective September 1, 2014, Exhibit E to GSA Form L201D shall be replaced with attached Exhibit E dated September 2013.
- D. The Government shall obtain all necessary permits to perform, manage, and contract for tenant improvements to the expanded land space referenced in this Lease Amendment. During the term of this Lease Amendment, the Lessor shall allow access to expansion space by all necessary Government personnel, contractors, sub-contractors, machinery, or equipment.
- E. At its sole discretion and at any time, the Government may terminate this expansion project and any related tenant improvements. The Government may reduce this expanded land space (totaling 6,454 square feet), in whole or in part, at any time during the term of this Lease with thirty (30) days prior written notice to the Lessor. The effective date of the reduction shall be the day following the expiration of the required notice period or the reduction date set forth in the notice, whichever is later. No rental shall accrue after the effective date of the reduction. The original land space (totaling 546 square feet) and all office and related space (totaling 4,570 RSF) remains subject to the termination rights specified in Section 1.04 of the Lease.
- F. All other terms and conditions of the Lease remain in full force and effect.
- G. The remainder of this page was left blank intentionally.

INITIALS:


LESSOR

&


GOV'T