

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NUMBER	1
	TO LEASE NUMBER	GS-11B-12600
	PDN NUMBER	NA

ADDRESS OF PREMISES  
6340 Columbia Park Road  
6340 Columbia Park Road  
Landover, MD 20785-3215

THIS AMENDMENT is made and entered into between mbia Park Road, LLC  
whose address is: 0  
6340 Columbia Park Road  
Hyattsville, MD 20785-322-

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 as follows:

**Current Information:**

Annual Rent	\$556,786.00
Operating Cost	\$57,216.27

A. Issued to reflect a CPI escalation, as follows:

Base (CPI-W-U.S. City Avg)	August	2013	230.359
Corresponding Index	August	2014	234.03
Base Operating Cost Per Lease			\$57,216.27
% Increase in CPI-W			0.015935996
Annual Increase In Operating Cost			\$911.80
Less Previous Escalation Paid			\$0.00
Annual Increase In Operating Cost Due Lessor			\$911.80

**New Information**

Annual Rent	\$557,697.80
Operating Cost	\$58,128.07

B. The annual rent shall increase by \$911.80  
Effective September 18, 2014  
New Annual Rent \$557,697.80  
Monthly Rent, in arrears \$46,474.82

This Lease Amendment contains one page.


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: \_\_\_\_\_  
Entity Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**FOR THE GOVERNMENT:**

Signature:   
Name: Tawanda Beverly  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: SEP 23 2014

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

<b>Analyst</b>	Maisha Cosby
<b>Specialist:</b>	Terry Reid
<b>Lease No:</b>	GS-11B-12600
<b>Bldg No:</b>	MD0797
<b>SLA No:</b>	1
<b>Rentable Square Ft</b>	60,389
<b>Effective Date:</b>	09/18/14
<b>Type of Action</b>	FY14

<b>BUILDING INFORMATION</b>	
<b>Building:</b>	6340 Columbia Park Road
<b>Building Address:</b>	6340 Columbia Park Road Landover, MD 20785-3215

<b>LESSOR'S INFORMATION</b>	
<b>Lessor:</b>	PPF Industrial 6340 Columbia Park Road, LLC
<b>Lessor Add:</b>	6340 Columbia Park Road Hyattsville, MD 20785-322-

<b>PAYEE INFORMATION</b>	
<b>Payee</b>	PPF Industrial 6340 Columbia Park Road, LLC
	6340 Columbia Park Road Hyattsville, MD 20785-322-

<b>CURRENT INFORMATION</b>			
<b>ANNUAL RENT</b>			\$556,786.00
<b>OPERATING COST</b>			\$57,216.27
<b>COMPUTATION</b>			
Base (CPI-W-U.S. City Avg)	August	2013	230.359
Corresponding Index	August	2014	234.030
Base Operating Cost Per Lease			\$57,216.27
% Increase in CPI-W			0.015935996
Annual Increase In Operating Cost			\$911.80
Less Previous Escalation Paid			
Annual Increase In Operating Cost Due Lessor			\$911.80
<b>NEW INFORMATION</b>			
<b>ANNUAL RENT</b>			\$557,697.80
<b>MONTHLY RENT</b>			\$46,474.82
<b>OPERATING COST</b>			\$58,128.07

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 \_\_\_\_\_ 09/17/14  
Budget Analyst (Date)

Eff date:9/18/2013  
Exp date: 9/17/2018

Accrual # Amt

Annual Increase	\$911.80	Mthly Increase	\$75.98
Effective Date	9/18/2014	Total Months	0
thru date	9/30/2014	Total Mth Catch-	\$0.00
No. of days in Prora	30	Days Prorated	13
		Total Day Catch-	\$32.93
		<b>FY'14 Cost</b>	<b>\$32.93</b>

**GENERAL SERVICES ADMINISTRATION - NATIONAL CAPITAL REGION  
PUBLIC BUILDINGS SERVICE - REAL ESTATE ADMINISTRATION DIVISION  
CERTIFICATION OF AVAILABILITY OF BUDGET ACTIVITY 53 FUNDS ~ MANUAL**

Lease Number	Location Code	Effective Date	Expiration Date	City, State	Total Existing RSF	Current Annual Rent	ACO Delegated	Team Code
LMD12600	MD0797	9/18/2013	9/17/2018	Landover, MD	60,389	\$556,786.00	NO	T600

In Holdover? If Yes, state original Expiration	NO	Team Lead Analyst:	Sontaria Willett
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Lease Action Type	CPI
Effective Date of Action	9/18/2014
Current Annual Rent[\$]	\$556,786.00
Estimated New Annual Rent	\$557,697.80
Annual Increase	\$911.80
SLA Number	1

Budget Analyst Statement: Eff. 9/18/14, FY14 CPI (PGC11), Lessor is due an annual rent increase of \$911.80, per SLA#1. New annual rent is \$557,697.80.

ACCRUAL INFORMATION:	Accrual No.	N/A	Accrued Amount:	\$0.00	Pay against Accrual	0
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Budget Analyst Name:	Maisha Cosby	Surplus or (Shortage)	\$0.00
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Signature:	[Redacted]	Date:	9/17/2014
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**CERTIFICATION**

I HEREBY CERTIFY THAT FUNDS ARE AVAILABLE FOR THIS ACTION, CONTINGENT UPON AVAILABILITY OF FUNDINGS FOR FY 2014.

CERTIFIER'S COMMENTS: Eff. 9/18/14, Issued to reflect a FY14 CPI (PGC11), per LA 1. Annual rent is increased by \$911.80. New annual rent is \$557,697.80. COF: T600-14-266

Certifying Budget Analyst:	Sontaria Willett	Date:	9/18/2014	COF NUMBER:	T600-14-266
Signature:	[Redacted]				