



**1.03 RENT AND OTHER CONSIDERATION (OCT 2014)**

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

	<b>FIRM TERM</b>
	<b>ANNUAL RENT</b>
SHELL RENT <sup>1</sup>	\$296,265.60
TENANT IMPROVEMENTS RENT <sup>2</sup>	\$125,265.66
OPERATING COSTS <sup>3</sup>	\$ 85,039.20
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$ 10,384.80
<b>TOTAL ANNUAL RENT</b>	<b>\$516,955.26</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$16.20 per ABOA multiplied by 18,288 ABOA.

<sup>2</sup>The Total Tenant Improvement Allowance of \$940,259.23 is amortized at a rate of 6 percent per annum over 10 years.

<sup>3</sup>Operating Costs rent calculation: \$4.65 per ABOA multiplied by 18,288 ABOA

<sup>4</sup>The Total Building Specific Amortized Capital of \$103,848.00 is amortized at a rate of 0 percent per annum over 10 years

B. Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 18,288 ABOA SF based upon the methodology outlined under the "Payment" clause of GSA Form 3517.

3. The percentage of occupancy for tax adjustment, as defined in Lease paragraph 1.13, shall be modified to read as follows:

**1.13 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (JUN 2012)**

As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is 22.49 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 19,364 RSF by the total Building space of 86,084 RSF.

4. The operating cost base, as defined in Lease Paragraph 1.15, shall be modified to read as follows:

**1.15 OPERATING COST BASE (SEP 2013)**

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be \$4.65 per ABOA (\$85,039.20 ANNUM).

INITIALS:

  
LESSOR

&amp;

  
GOV'T