

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 18
LEASE AMENDMENT	TO LEASE NO. GS-07B-17140
ADDRESS OF PREMISES: 249 Glasson Drive Corpus Christi, Texas 78406	PDN Number: PS0035574

THIS AGREEMENT, made and entered into this date by and between FDL-CC, LLC.

whose address is: 1001 19th Street N., Suite 930
Arlington, Virginia 22209

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon full execution of this amendment, as follows:

- 1.) To remove a partial rent abatement; and
- 2.) Establish the Commencement Date of the lease rental payments due to removal of partial rent abatement; and
- 3.) Establish the square footages of the leased space for which the partial rent abatement has been removed; and
- 4.) Provide the annual rental amounts and removal of partial rent abatement; and
- 5.) All other terms and conditions are in full force and effect.


This Lease Amendment contains 2 pages.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

Signature: 
Name: Charles Williams
Title: Manager
Entity Name: FDL-CC LLC
Date: 9/30/17

FOR THE GOVERNMENT:

Signature: 
Name: Pearl Summers-Garza
Title: Lease Contracting Officer
GSA, Public Buildings Service, Region 7, Leasing
Division
Date: 10-6-17

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Kari Williams
Title: _____
Date: 9/30/17

1.) The rent abatement provided for in Lease Amendment #14 with respect to 87,656 rentable square feet for only the office area of this Lease (the "Partial Rent Abatement") is hereby terminated. The referenced 87,656 rentable square feet satisfies the fire and life safety standards in the Lease. It is Lessor's responsibility to keep the Temporary Certificate of Occupancy updated until a final certificate is issued.

2.) The termination of the Partial Rent Abatement shall be effective September 1, 2017 and rent shall commence with respect to the referenced 87,656 rental square feet on September 1, 2017. The Lease shall expire on July 6, 2037.

3.) The square footage of the premises for which the Partial Rent Abatement is hereby terminated shall be 87,656 Rentable Square Feet (RSF) yielding 80,213 ANSI/BOMA Office Area (ABOA).

4.) The Government shall pay the Lessor annual rent with respect to the referenced 87,656 rental square feet as follows:

From September 1, 2017 through July 6, 2037, the partial annual rental shall be \$1,693,934.62 (rounded) at the rate of \$141,161.22 (rounded) paid monthly in arrears. The partial annual rent consists of annual Shell Rent of \$1,409,323.13 (rounded), annual Operating Costs of \$166,853.20 (rounded) plus annual Operating Cost adjustments, and annual Tenant Improvement Allowance of \$117,758.29. There is a withhold of \$114,508.00 in the first month's rent in paragraph 7.05.C. that needs to be deducted from the first month's rent.

The rent abatement for the hangar shops and hangar as set forth in the Lease Amendment #14 remains in effect subject to the provisions of the Lease Amendment #14.

5.) All other terms and conditions of the lease shall remain in full force and effect.

INITIALS: GW & BSG
LESSOR GOV'T