

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-11P-LVA00004
<b>ADDRESS OF PREMISES:</b> 2300 Clarendon Blvd Arlington, VA, 22201-3348	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between **VNO Courthouse Plaza Limited Partnership**, whose address is: 2345 Crystal Dr., Suite 1100, Arlington, VA 22202-4801

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 upon execution by the Government, as follows:

- Pursuant to Paragraph 1.08 "Tenant Improvement Rental Adjustment" of the Lease, this Lease Amendment is hereby issued to reflect an adjustment for complete removal of Tenant Improvement Allowance (TIA) from the rent. The adjustment is effective upon lease commencement, beginning on August 1, 2017. Therefore, should any TIA be needed during the term of this lease, the Government shall fund and provide the cost of the tenant improvements via Reimbursable Work Authorization (RWA).
- Paragraph 1.03 of the base lease included a total TIA in the amount of \$144,360.00, amortized over the firm 10 year term of the lease at the rate of \$14,436.00 per annum. Effective August 1, 2017, the TIA shall be completely removed from the lease in the amount of \$144,360.00, equating to \$14,436.00 per annum. The new annual rent shall be reduced from \$397,378.92 to \$382,942.92 at a rate of \$31,911.91 per month in arrears (\$43.28 per BRSF). The aforementioned new total annual rent paid by the Government is comprised of the following:

	TERM: [REDACTED]	
	ANNUAL RENT	ANNUAL RATE/BRSF <sup>4</sup>
BUILDING SHELL RENT <sup>1</sup>	\$307,270.26	\$ 34.723727
OPERATING COSTS <sup>2</sup>	\$ 67,632.66	\$ 7.642972
Building Specific Amortized Capital (BSAC) <sup>3</sup>	\$ 0.00	\$ 0.00
Parking <sup>4</sup>	\$8,040.00	\$0.908577
<b>TOTAL ANNUAL RENT</b>	<b>\$ 382,942.92</b>	<b>\$ 43.275276</b>

<sup>1</sup>Shell rent calculation: (Firm Term) \$42.57 per ABOA SF multiplied by 7,218 ABOA SF (rounded rentable rate is \$34.72 per BRSF)

<sup>2</sup>Operating Costs rent calculation: \$9.37 per ABOA SF multiplied by 7,218 ABOA SF

<sup>3</sup>N/A

<sup>4</sup>Parking costs calculation: 4 non-covered spaces multiplied by \$187.50 = \$870 multiplied by 12 months

<sup>5</sup>Annual Rate/BRSF Calculation: Annual Rent divided by 8,649 BRSF. Rates may be rounded.

LESSOR:  GOVERNMENT: 

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-11P-LVA00004
ADDRESS OF PREMISES: 2300 Clarendon Blvd Arlington, VA, 22201-3348	PDN Number: N/A


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.

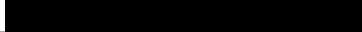
FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature:   
Name: Mitchell Schwarz  
Title: Executive Vice President  
Entity: VNA Contractors II LLC  
Date: 7/13/17

Signature:   
Name: Glenita W. Jones  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 8/3/2017

WITNESSED FOR THE LESSOR BY:

Signature:   
Name: Claire Folts  
Title: Executive Assistant  
Date: 7/13/17

LESSOR:  GOVERNMENT: 