

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1 TO LEASE NO. GS-03P-LVA00094
ADDRESS OF PREMISES: Bridgeway Technology Center II 7021 Harbour View Blvd Suffolk, VA 23435-2869	PDN Number: N/A

THIS AMENDMENT is made and entered into between
Continental-HarbourView Associates, LLC

whose address is: 11010 Jefferson Avenue
 Newport News, VA 23601-2717

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 modify Lease paragraph 1.01 – The Premises to reflect free space.

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, as follows:

Lease Paragraph 1.01 - THE PREMISES (Sept 2015) is hereby deleted and replaced with the following:

The Premises are describes as follows:


- A. Office and Related Space: 13,629 rentable square feet (RSF), yielding 12,061 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space and an additional 927 RSF, yielding 820 ABOA SF of free space (for which the Government will not be charged rent, including real estate taxes and operating cost escalations) in excess of the total 13,629 RSF/12,061 ABOA SF indicated above, for a total of 14,556 RSF (yielding 12,881 ABOA SF) located at Bridgeway Technology Center II 7021 Harbour View Blvd, Suffolk, VA 23435-2869 on the first floor of the building as depicted on the floor plan attached hereto as Exhibit A of the Lease. All rights, responsibilities, and obligations that bind the Lessor and Government under this lease agreement, including the General Clauses, and any other attachments hereto, shall pertain to the entire space under lease, including the free space."

This Lease Amendment contains 3 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:

Signature: 
 Name: C.J. 'SKIP' SMITH III
 Title: MANAGER
 Entity Name: CONTINENTAL HARBOURVIEW
 Date: 9/22/17

FOR THE GOVERNMENT:

Signature: 
 Name: Erin K. Hoke
 Title: Lease Contracting Officer
GSA Public Buildings Service
 Date: 9/25/17

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: William A. Madison
 Title: _____
 Date: 9/22/2017

B. Common Area Factor: The Common Area Factor (CAF) is established as **13 (rounded)** percent. This factor, which represents the conversion from ABOA to rentable square feet, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

C. Intentionally Deleted

INITIALS:  & 
LESSOR GOV'T