

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 6
	TO LEASE NO. GS-03B-12064
ADDRESS OF PREMISES One Oyster Point 827 Diligence Drive Newport News, VA 23606-4212	

THIS AMENDMENT is made and entered into between **CBL- One Oyster Point, LLC**

whose address is: 2030 Hamilton Boulevard
Chattanooga, TN 37421-6038

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 **establish the lease term, establish the annual rent, change the base cost of services, modify the required energy improvements to be completed and establish daytime cleaning as part of the 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 May 22, 2014 as follows:

A. Paragraph 2 of the Standard Form 2 of the Lease is deleted in its entirety and the following inserted in its place:

"TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on April 26, 2014 through April 25, 2024, subject to termination and renewal rights as may be hereinafter set forth."

B. Paragraph 3 of the Standard Form 2, as modified by Lease Amendment (LA) #2, is deleted in its entirety and the following inserted in its place:

"The Government shall pay the Lessor annual rent of \$323,413.00 at the rate of \$26,951.08 per month in arrears April 26, 2014, through April 25, 2019, subject to accrued escalations. The Government shall pay the Lessor annual rent of \$237,314.70 at the rate of \$19,776.23 per month in arrears April 26, 2019 through April 25, 2024, subject to accrued escalations. A breakdown of the above rent is as follows:

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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: CBL-One Oyster Point, LLC
By: CBL & Associates Management, Inc.,

FOR THE GOVERNMENT:

Signature: [Redacted]
Name: [Redacted]
Title: [Redacted]
Entity Name: [Redacted]
Date: 6/4/2014

Signature: [Redacted]
Name: [Redacted]
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 6/5/14

WITNESSED

Signature: [Redacted]
Name: [Redacted]
Title: Legal Secretary
Date: 6/4/2014

ONM 6/1/14

