

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-03P-LVA12131
ADDRESS OF PREMISES Ivor Massey Building 5707 Huntsman Road Richmond, VA 23250-2415	

THIS AMENDMENT is made and entered into between

Capital Region Airport Commission

whose address is:

1 Richard E Byrd Terminal Drive
Richmond, VA 23250-2450

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 amend the security requirements and reflect the change in rent.

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 1, 2014 as follows:

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 have hereunto set their hands and names as of the below date.

FOR THE LESSOR

FOR THE G

Signature: _____
Name: Jd
Title: Pr
Entity Name: Capital Region Airport Comm.
Date: 7/24/2014

Signature: _____
Name: Mike Lord
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 7/30/14

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: Christina Joy Egan
Title: Executive Assistant
Date: 7/24/2014

1. Paragraph 1.03.A of the Lease is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

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

	FIRM TERM	NON FIRM TERM
	ANNUAL RENT	ANNUAL RENT
SHELL RENT ¹	\$139,680.00	\$139,680.00
TENANT IMPROVEMENTS RENT ²	\$0.00	\$0.00
OPERATING COSTS ³	\$47,316.60	\$47,316.60
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	\$0.00	\$0.00
PARKING ⁵	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$186,996.60	\$186,996.60

¹Shell rent calculation:

(Firm Term) \$16.00 per RSF multiplied by 8,730 RSF

(Non-Firm Term) \$16.00 per RSF multiplied by 8,730 RSF

²Tenant improvements will be completed by the lessor at no charge to the Government

³Operating Costs rent calculation: \$5.42 per RSF multiplied by 8,730 RSF

⁴Building Specific Amortized Capital (BSAC) Not applicable as this is a succeeding lease and agency [REDACTED]

⁵Parking costs are included at no additional costs.

2. Paragraph 1.07 of the Lease is hereby amended by deleting the existing text in its entirety and inserting the following in lieu thereof:

"1.07 Documents Incorporated in the Lease (Sep 2013)

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLAN(S)	1	A
PARKING PLAN(S)	1	B
SECURITY REQUIREMENTS	6	C
AGENCY SPECIFIC REQUIREMENTS	1	D
GSA FORM 3517B GENERAL CLAUSES	47	F
GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS	10	G

INITIALS:


LESSOR

&


GOVT