LEASE AMENDMENT
TO LEASE NO. GS-03P-12131

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 increase the square footage, change the annual rent, and change the percentage of occupancy.

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 February 20, 2015 as follows:

A. The lease is hereby expanded by 421 ANSI/BOMA Office Area (ABOA) square feet (484 rentable square feet) for a period of three months (February 20, 2015 through May 19, 2015).

B. Paragraph 1.01.A of the Lease is hereby amended by deleting the existing text in its entirety and by inserting the following in lieu thereof:

"A. Office and Related Space: 9,214 rentable square feet (RSF), yielding 8,012 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space located on the 2nd floor of the Building, as depicted on the floor plan attached hereto.

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: [Redacted]
Name: [Redacted]
Title: Lease Contracting Officer
Entity Name: Capital Region Airport Commission
Date: 2/15/15

FOR THE Government:
Signature: Mike Lord
Name: [Redacted]
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 2/19/15

WITNESSED:
Signature: [Redacted]
Name: [Redacted]
Title: Administrative Asst
Date: 2/18/15

Lease Amendment Form 12/12
C. 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:

<table>
<thead>
<tr>
<th></th>
<th>Firm Term 2/20/2015-5/19/2015</th>
<th>Remaining Firm Term</th>
<th>Non-Firm Term</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Annual Rent</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Shelf Rent</strong>¹</td>
<td>$147,424.00</td>
<td>$139,680.00</td>
<td>$139,680.00</td>
</tr>
<tr>
<td><strong>Tenant Improvements Rent</strong>²</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Operating Costs</strong>³</td>
<td>$49,939.88</td>
<td>$47,316.60</td>
<td>$47,316.60</td>
</tr>
<tr>
<td>**Building Specific Amortized Capital (BSAC)**⁴</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Parking</strong>⁵</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Total Annual Rent</strong></td>
<td>$197,363.88</td>
<td>$186,996.60</td>
<td>$186,996.60</td>
</tr>
</tbody>
</table>

¹Shell rent calculation:
(2/20/15-5/19/15) $16.00 per RSF multiplied by 9,214 RSF
(Remaining 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
(2/20/15-5/19/15) $5.42 per RSF multiplied by 9,214 RSF
(Remaining term) $5.42 per RSF multiplied by 8,730 RSF

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

⁵Parking costs are included at no additional costs.

D. Paragraph 1.11 of the Lease is hereby amended by deleting the existing text in its entirety and by inserting the following in lieu thereof:

"Percentage of Occupancy for Tax Adjustment: As of this lease amendment date, the Government’s Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of the lease is 30.7 percent. The Percentage of Occupancy is derived by dividing the total Government Space of 9,214 RSF by the total building space of 30,000 RSF."