

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. ____
	TO LEASE NO. GS-____-____
<b>LEASE AMENDMENT</b>	
ADDRESS OF PREMISES	PDN Number: N/A

**THIS AMENDMENT** is made and entered into between

whose address is:

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 cancel routine cleaning and disinfecting requirements. .

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 October 1, 2021 as follows:

- A. In accordance with the Government's notice issued on \_\_\_\_\_ to cancel the routine cleaning and disinfecting requirements, Lease paragraphs 1.03 and 6.07 are amended as follows:
- B. Subparagraph A of Lease Paragraph 1.03, RENT AND OTHER CONSIDERATION, is amended by deleting the existing text and inserting in lieu thereof the following:

This Lease Amendment contains {x} 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:**

\_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Entity: \_\_\_\_\_  
 Date: \_\_\_\_\_

\_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
 General Services Administration, Public Buildings Service  
 Date: \_\_\_\_\_

**WITNESSED FOR THE LESSOR BY:**

\_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

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 <sup>1</sup>	\$XXX,XXX.XX	\$XXX,XXX.XX
OPERATING COSTS <sup>2</sup>	\$ XXX,XXX.XX	\$ XXX,XXX.XX
TENANT IMPROVEMENTS RENT <sup>3</sup>	\$ XXX,XXX.XX	\$0.00
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	\$ XXX,XXX.XX	\$0.00
PARKING <sup>5</sup>	\$ XXX,XXX.XX	\$ XXX,XXX.XX
<b>TOTAL ANNUAL RENT<sup>6</sup></b>	<b>\$XXX,XXX.XX</b>	<b>\$XXX,XXX.XX</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) \$XX per RSF multiplied by the RSF stated under Paragraph 1.01

(Non Firm Term) \$XX per RSF multiplied by the RSF stated under Paragraph 1.01

<sup>2</sup>Operating Costs rent calculation: \$XX per RSF multiplied by the RSF stated under Paragraph 1.01

<sup>3</sup>Tenant Improvements of \$XX are amortized at a rate of X percent per annum over XX years.

<sup>4</sup>Building Specific Amortized Capital (BSAC) of \$XX are amortized at a rate of X percent per annum over XX years

<sup>5</sup>Parking costs described under sub-paragraph B below

<sup>6</sup>Total Annual Rent does not reflect reduction for free rent (if applicable). See subparagraph C below.

C. Subparagraph L of Lease Paragraph 1.03, RENT AND OTHER CONSIDERATION, is deleted in its entirety.

D. Subparagraph N of Lease Paragraph 6.07, JANITORIAL SERVICES, is deleted in its entirety.

E. Lease Paragraph 1.04, BROKER COMMISSION AND COMMISSION CREDIT, is amended by deleting the existing text and inserting in lieu thereof the following:

**1.04 BROKER COMMISSION AND COMMISSION CREDIT (OCT 2016)**

**[Broker Name]** (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is \$XX and is earned upon Lease execution, payable according to the Commission Agreement signed between the Lessor and Broker. Only \$XX of the Commission will be payable to **[Broker Name]** with the remaining \$XX, which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

Month X Rental Payment \$XX,XXX minus prorated Commission Credit of \$XX,XXX equals \$XX,XXX adjusted X<sup>th</sup> Month's Rent.\*

Month X Rental Payment \$XX,XXX minus prorated Commission Credit of \$XX,XXX equals \$XX,XXX adjusted X<sup>th</sup> Month's Rent.\*

Month X Rental Payment \$XX,XXX minus prorated Commission Credit of \$XX,XXX equals \$XX,XXX adjusted X<sup>th</sup> Month's Rent.\*

\* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

LESSOR: \_\_\_\_\_ GOVERNMENT: \_\_\_\_\_