

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. **GS-08P-LCO14923**

ADDRESS OF PREMISES

South Metro Fire Rescue Building
9195 East Mineral Ave
Centennial, CO 80112

THIS AGREEMENT, made and entered into this date by and between
South Metro Fire Rescue Authority
Vince Turner

whose address is
9195 East Mineral Ave
Centennial, CO 80112

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 read as follows:


NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 1, 2016, as follows:

- I. Section 1.03 "Rent and Other Consideration" Paragraph A of the lease is hereby deleted in its entirety and replaced with the following:
 - A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:


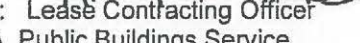
	10/13/15 – 2/29/16	3/1/16 – 5/31/16	6/1/16 – 2/28/21	3/1/21 – 10/12/22	10/13/22 - 10/12/27
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$437,036.51	\$437,036.51	\$437,036.51	\$437,036.51	\$487,540.11
TENANT IMPROVEMENTS	\$0.00	\$16,737.88	\$19,005.48	\$0.00	\$0.00
PARKING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$437,036.51	\$453,774.39	\$456,041.99	\$437,036.51	\$487,540.11

¹Shell rent (Firm Term) calculation: \$24.23 per RSF multiplied by 18,037 RSF
²Shell rent (Soft Term) calculation: \$27.03 per RSF multiplied by 18,037 RSF
³Parking costs described under sub-paragraph A above
 TI to be amortized effective March 1, 2016 is: \$77,625.19 at 3% for 60 months
 TI to be amortized effective June 1, 2016 is \$10,027.07 at 3% for 57 months


FOR THE LESSOR:

Signature: 
 Name: Vince Turner
 Title: Assistant Chief
 Entity Name: South Metro Fire Rescue
 Date: 6/7/16

FOR THE GOVERNMENT:

Signature: 
 Name: 
 Title: Lease Contracting Officer
 GSA, Public Buildings Service
 Date: 6/22/16

WITNESSES:

Signature: 
 Name: Edna Sosa
 Title: DIVISION ASSISTANT
 Date: 6/7/16