GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE

LEASE AMENDMENT

ADDRESS OF PREMISES 110 East Broadway
Del Rio, TX 78840

LEASE AMENDMENT No. 3
TO LEASE NO. GS-07P-LTX17145
PDN Number: PS0032152

THIS AMENDMENT is made and entered into between CITY OF DEL RIO

whose address is: 109 W. Broadway
Del Rio, TX 78840

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to supplement the above Lease, to 1) to incorporate the revised Parking Layout; 2) to accept the improvements for the 25 secured/surface parking spaces as substantially complete; 3) to establish the commencement date of the Lease; 4) to restate the rental schedule; and 5) to provide payment for the improvements.

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 upon execution by the Government as follows:

1. "Exhibit E-Parking Layout" of the Lease is hereby deleted in its entirety and replaced with "Exhibit A-LA#3 - Parking Layout."

2. Effective January 28, 2016, the Government hereby accepts the improvements for the 25 secured/surface parking spaces located at 110 East Broadway, Del Rio, TX 78840 as substantially complete.

3. The paragraph entitled LEASE TERM of GS-07P-LTX17145, Cover Page of GSA Form L201A, executed March 19, 2014, is hereby modified as follows:

"LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning January 28, 2016, and continuing for a period of 10 Years, 5 Firm, subject to termination and renewal rights as may be hereinafter set forth."

This Lease Amendment contains 3 pages including Exhibit A-LA#3 (1 page).

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribe their names as of the above date.

FOR THE LESSOR:

Signature: 
Name: CITY MANAGER
Title: 
Entity Name: CITY OF DEL RIO
Date: 1-10-16

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: CITY ATTORNEY
Title: 
Date: 2/10/2016

FOR THE GOVERNMENT:

Signature: 
Name: LEASE CONTRACTING OFFICER
Title: LEASE CONTRACTING OFFICER
Entity Name: GSA, Public Buildings Service, Leasing Division
Date: 2/10/2016

Lease Amendment Form 12/12
4. 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 ANNUAL RENT</th>
<th>NON FIRM TERM ANNUAL RENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARKING</td>
<td>$14,470.19</td>
<td>$14,470.19</td>
</tr>
<tr>
<td>BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)</td>
<td>$7,866.46</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>TOTAL ANNUAL RENT</strong></td>
<td><strong>$22,336.65</strong></td>
<td><strong>$14,470.19</strong></td>
</tr>
</tbody>
</table>

1The Parking is comprised of $13,750.00 in parking rent and $720.19 in operating costs for years 1-10.
2CPI Adjustments are not applicable to operating costs for the duration of the Lease.

5. The Government shall reimburse the Lessor in a lump sum payment in the amount not to exceed $70,380.75 for the improvements for the 25 secured/surface parking spaces. This cost includes all Lessor fees for general and administrative costs, overhead and profit and any and all costs associated with the completion of said improvements and acceptance by the Government.

To submit for payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the named on this Lease, shall include the Lease number, building address, and a price and quantity of the items delivered. The invoice shall reference the number PS032152 and shall be sent electronically to the GSA Finance website at www.finance.gsa.gov. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoices electronically, then the invoice may be mailed to:

General Services Administration FTS and PBS Payment Division (7BCP)
P. O. Box 17181
Fort Worth, TX 76201-0181

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Leasing Specialist electronically at thomas.sisson@gsa.gov or at the following address:

GSA, Leasing Division
Attention: Thomas Sisson
819 Taylor Street, Room 11A01
Fort Worth, Texas 76102