

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE		LEASE AMENDMENT No. 3
LEASE AMENDMENT		TO LEASE NO. GS-07P-LTX17145
ADDRESS OF PREMISES	110 East Broadway Del Rio, TX 78840	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: 
Title: City Manager
Entity Name: City of Del Rio
Date: 2-10-16

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: Lease Contracting Officer
GSA, Public Buildings Service, Leasing Division
Date: 2-10-2016

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: 
Title: City Attorney
Date: 2/10/2016

4. 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
PARKING ¹	\$14,470.19	\$14,470.19
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ²	\$7,866.46	\$0.00
TOTAL ANNUAL RENT	\$22,336.65	\$14,470.19

¹The Parking is comprised of \$13,750.00 in parking rent and \$720.19 in operating costs for years 1-10.

- CPI Adjustments are not applicable to operating costs for the duration of the Lease.

²Building Specific Amortized Capital (BSAC) of \$37,400.00 is amortized at a rate of 2.0 percent per annum over 5 years.

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 **PS0032152** 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

INITIALS:  LESSOR &  GOVT