

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-07-LTX17334
ADDRESS OF PREMISES 1934 FM 1432, VICTORIA, TX 77905-1849	PDN Number:

THIS AMENDMENT is made and entered into between

VICTORIA COUNTY NAVIGATION DISTRICT

whose address is: 1934 FM 1432, Victoria, TX 77905-1849,

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

WHEREAS, the parties hereto desire to amend the above Lease. **NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon the date the signatures hereof by both parties and delivered, as follows:

- 1.) To accept the Tenant Improvements as completed; and
- 2.) Establish the Commencement Date of the lease rental payments; and
- 3.) Establish the square footages of the leased space; and
- 4.) Provide the annual rental amounts; and
- 5.) Establish the Governments Percentage of Occupancy and Base Year of Taxes; and
- 6.) Establish the reduction amount for vacant space; and
- 7.) Establish the Base for the Operating Cost adjustment; and
- 8.) Establish the Common Area Factor; and
- 9.) To provide for the payment of the Tenant Improvements and Building Specific Amortized Capital; and
- 10.) To state the Broker Commission and the Commission Credit; and
- 11.) All other terms and conditions are in full force and effect.

See Attached

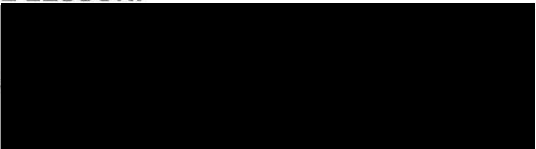
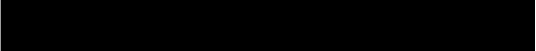
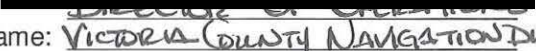
- 1.) The Tenant Improvements have been completed and the government accepts the leased premise on July 1, 2015.

This Lease Amendment contains 2 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.


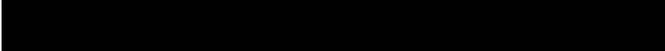

FOR THE LESSOR:

Signature: 
Name: 
Title: 
Entity Name: VICTORIA COUNTY NAVIGATION DISTRICT
Date: 18 Aug, 2015

FOR THE GOVERNMENT:

Signature: 
Name: 
Title: 
Date: GSA, Public Buildings Service, 9/4/2015

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: 
Title: 
Date: 18 Aug, 2015

- 2.) The Commencement Date of the rent shall be July 1, 2015 and shall expire on June 30, 2025, subject to the termination rights set forth in the lease.
- 3.) The leased premise square footage shall be 1,717 Rentable Square Feet (RSF) yielding 1,455 ANSI/BOMA Office Area (ABOA).
- 4.) The Government shall pay the Lessor annual rent as follows:
From July 1, 2015 through June 30, 2020, the total annual rental shall be \$40,267.50 at the rate of \$3,355.63 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$29,450.40 and annual Operating Costs of \$10,817.10.
From July 1, 2020 through June 30, 2025, the total annual rental shall be \$43,170.30 at the rate of \$3,597.53 paid monthly in arrears. The total annual rent consists of annual Shell Rent of \$32,353.20 and annual Operating Costs of \$10,817.10.
- 5.) The Percentage of Occupancy for Tax Reimbursement purposes shall be: 38.16% (1,717 RSF/4,500 RSF) and the new Base Year for taxes shall be established in accordance with Paragraph 2.07 of the Lease.
- 6.) The Government's Adjustment for Vacant Space shall be a reduction of \$2.00 per ABOA.
- 7.) In accordance with the lease paragraph 1.13 entitled "Operating Costs Base (Sep 2013)," the escalation base shall be \$10,817.10 (1,717 RSF X \$6.30).
- 8.) In accordance with the lease paragraph 1.01 (B) entitled "The Premises (Succeeding) (Sep 2013)," the Common Area Factor shall be 1.18 (1,717 RSF/1,455ABOA).
- 9.) There is no tenant improvement (TI) or building specific amortized capital (BSAC) associated with this lease as it is a succeeding lease with no TI or BSAC required.
- 10.) JLL ("Broker") is the authorized real estate broker representing GSA in connection with this lease transaction. The total amount of the Commission is \$0.00.

INITIALS:  & 
LESSOR & GOV'T