

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

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 - 2/28/21	3/1/21 - 10/12/22	10/13/22 - 10/12/27
	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT	ANNUAL RENT
SHELL RENT	\$437,036.51	\$437,036.51	\$437,036.51	\$487,540.11
TENANT IMPROVEMENTS	\$0.00	\$17,266.76	\$0.00	\$0.00
PARKING	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL ANNUAL RENT	\$437,036.51	\$487,540.11	\$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

Total TI to be amortized: \$80,078.00 at 3% for 5 years

FOR THE LESSOR

Signature: _____

Name: Vince Turner

Title: Assistant Chief

Entity Name: South Metro Fire Rescue Authority

Date: 11/19/15

FOR THE GOVERNMENT

Signature: _____

Name: _____

Title: Lease Contracting Officer

GSA, Public Buildings Service

Date: 3/21/2016

WITNESSES

Signature: _____

Name: _____

Title: DIVISION ASSISTANT

Date: 11/19/15