

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-06P-LMO31019
LEASE AMENDMENT	
COLUMBIA REGIONAL AIRPORT North Terminal Building 260 1120 S Airport Drive Columbia, MO 65201-7480	PDN Number: N/A

THIS AMENDMENT is made and entered into between **The City of Columbia**

whose address is: 701 E. Broadway
Columbia, MO 65201-4465

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

WHEREAS, the parties hereto desire to amend the above Lease.

The purpose of this Lease Amendment (LA) is to establish an increase of space and substantial completion of Tenant Improvements so rental payments may begin for Block B which the Government will occupy at this leased location.

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 February 1, 2016, as follows:

1. The Government hereby accepts Block B, 600 rentable square feet (RSF), yielding **600** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space as "substantially complete," effective February 1, 2016.
2. Section 1.01 A of the subject lease is amended as follows:

1.01 THE PREMISES (JUN 2012)

The Premises are described as follows:


A. Office and Related Space: **896** rentable square feet (RSF), yielding **896** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the **1st** floor of the Building. Of this total, Block A consists of 296 RSF which yields 296 ABOA. Block B consists of 600 RSF, which yields 600 ABOA.

This Lease Amendment contains 2 pages and Exhibit A containing 11 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.


APPROVED AS TO FORM FOR THE LESSOR BY:

FOR THE GOVERNMENT:

Signature: 
Name: Nancy Thompson
Title: City Counselor
Entity Name: The City of Columbia
Date: _____

Signature: _____
Name: Kristin M. Sowell
Title: Lease Contracting Officer
GSA, Public Buildings Service, Real Estate Acquisition Division
Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: Mike Artnes
Title: City Manager
Date: 2-29-16

3. The term of this Lease remains 5 years, 5 years firm. The Lease was effective November 1, 2014. Termination rights remain as stated in section **1.04 TERMINATION RIGHTS (ON AIRPORT)** in Lease GS-06P-LMO31019.
4. As of February 1, 2016, and with acceptance of Block B, Section 103.A and B are amended as follows:

RENT AND OTHER CONSIDERATION (ON-AIRPORT) (JUN 2012)

- A. As of January 14, 2016, The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

Dates	Block and Square footage	Annual Rent	Annual Rate/RSF
Nov.1, 2014 thru Jan.31, 2016	Block A (296 sq feet)	\$4,400.00	\$15.00
Feb.1, 2016 thru Oct.31, 2019	Block A and Block B (600 sq feet) = 896 sq ft	\$13,440.00	\$15.00

- B Rent is subject to adjustment based upon a physical mutual measurement of the Space upon acceptance, not to exceed **896** ABOA sq. ft. based upon the methodology outlined under the "Payment" clause of GSA Form 3517.
5. The Lessor shall have no right to require the Government to restore the Premises upon termination of the Lease, and waives all claims against the Government for waste, damages, or restoration arising from or related to (a) the Government's normal and customary use of the Premises during the term of the Lease (including any extensions thereof), as well as (b) any initial or subsequent alteration to the Premises regardless of whether such alterations are performed by the Lessor or by the Government. At its sole option, the Government may abandon property in the Space following expiration of the Lease, in which case the property will become the property of the Lessor and the Government will be relieved of any liability in connection therewith.
6. Tenant Improvement (TI) Final Construction Drawings attached as Exhibit A.

INITIALS: _____ & _____
LESSOR GOVT

EXHIBIT A ON FILE IN THE CITY CLERK'S OFFICE