

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1	
	TO LEASE NO. GS-09B-03074	
ADDRESS OF PREMISES: 940 SECOND AVE MARINA, CA 93933-6009	PDN Number: N/A	Page 1 of 2

THIS AMENDMENT is made and entered into between **Marina Coast Water District** whose address is: **11 Reservation Dr., Marina CA, 93933**

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 expand the "premises".

NOW THEREFORE, these parties for the consideration hereinafter mentioned covenant and agree that the said Lease is amended to expand.

The Lease Term and Paragraph 1.01(A and B), 1.03(A and B) and 1.08 are hereby deleted in their entirety and the following substituted therefore.

LEASE TERM

TO HAVE AND TO HOLD the said Premises with its appurtenances for the term beginning upon acceptance of the Premises as required by this Lease and continuing for a period of

20 Years, 20 Years Firm,

subject to termination and renewal rights as may be hereinafter set forth. The commencement date of this Lease, along with any applicable termination and renewal rights, shall be more specifically set forth in a Lease Amendment upon substantial completion and acceptance of the Space by the Government.

"1.01. **The Premises are described as follows:**

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:

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: _____
Entity Name: _____
Date: _____

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: _____
Title: _____
Date: _____

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1	
	TO LEASE NO. GS-09B-03188	
LEASE AMENDMENT	PDN Number: NA	Page 2 of 2
ADDRESS OF PREMISES: 1 SANSOME STREET SAN FRANCISCO, CA, 94104-4448		

- A. Office and Related Space: 9,107 rentable square feet (RSF), yielding 9,107 ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related Space located on the 1st floor of the Building, as depicted on the floor plan (s) attached hereto as Exhibit A.
- B. Common Area Factor: The Common Area Factor (CAF) is established as 0 percent. This factor, which represents the conversion from ABOA to rentable square feet, round to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

“1.03. Rent and Other Consideration

The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates below.

	FIRM TERM ANNUAL RENT
SHELL RENT	\$225,033.97
TENANT IMPROVEMENT RENT	\$39,804.48
OPERATING RENT	\$41,801.13
TOTAL ANNUAL RENT	\$306,639.58

1. Shell rent calculation: \$24.71 per RSF multiplied by 9,107 RSF
 2. The Tenant Improvement Allowance of \$502,615.33 is amortized at a rate of 5 percent per annum over 20 years.
 3. Operating Costs rent calculation: \$4.59 per RSF multiplied by 9,107 RSF
- B. In connection Rent is subject to adjustment based upon a mutual on-site measurement of the Space upon acceptance, not to exceed 9,107 ABOA SF of office space based upon the methodology outlined under the “Payment” clause of GSA Form 3517”

1.08 Tenant Improvement Allowance / Building Specific Amortized Capital

- A. The Tenant Improvement Allowance (TIA) for the purpose of this Lease is \$55.19 per ABOA of office space leased. No TIA is provided with respect to the storage space. The TIA is the amount the Lessor shall make available to the Government to be used for TIs. The amount is amortized in the rent over the term (20 years) at an annual interest rate of 5 percent.

INITIALS: _____ & _____
LESSOR LESSOR GOV'T