

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-08P-LCO00771
LEASE AMENDMENT	
ADDRESS OF PREMISES DENVER INTERNATIONAL AIRPORT 8700 PENA BLVD DENVER, CO 80249-6205	PDN Number: N/A

THIS AMENDMENT is made and entered into between **City and County of Denver**

whose address is:

**6500 Pena Blvd, Suite 9810
Denver, CO 80249-6362**

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 Lease to add 1,681 square feet of breakroom space.**

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 06/05/2023 as follows:

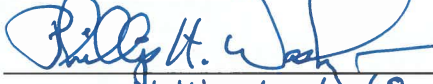
1. Paragraph 1.01 A. of the GSA Form 201D, is deleted and hereby replaced with the following:

A. Office and Related Space: **22,884** rentable square feet (RSF), yielding **22,884** ANSI/BOMA Office Area (ABOA) square feet of office and warehouse space as depicted on the floor plan(s) attached hereto as Exhibit A. The precise breakdown of space is **19,568** (ABOA) square feet of office and **3,316** (ABOA) square feet of warehouse space.

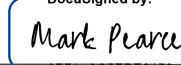
This Lease Amendment contains 2 pages.

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:


Name: Phillip A. Washington
Title: CEO
Entity: Denver International Airport
Date: 9/14/2023

FOR THE GOVERNMENT:

DocuSigned by:

Name: Mark Pearce
Title: Lease Contracting Officer
General Services Administration, Public Buildings Service
Date: 9/25/2023

WITNESSED FOR THE LESSOR BY:


Name: Ema Medic
Title: Assistant City Attorney
Date: 9/13/23

2. Paragraph 1.03 A. of the GSA Form 201D, is deleted and hereby replaced with the following:

The Government shall pay the Lessor annual rent payable monthly in arrears at the following rates:

Effective Dates	Space Type	Square Feet	Shell Rent (Annual)	Operating Rent (Annual)	Total Annual Rent	Total Monthly Rent
06/05/2023- 12/31/2023	Office Space	19,568	\$2,166,764.64 ¹	\$320,395.57 ⁴	\$2,487,160.21	\$207,263.35
01/01/2024 – 12/31/2026	Office Space	19,568	\$2,364,988.48 ²	\$320,395.57 ⁴	\$2,685,384.05	\$223,782.00
06/05/2023- 12/31/2026	Storage Cages	3,316	\$156,017.80 ³	\$0.00	\$156,017.80	\$13,001.48

¹Shell office rent calculation:

(06/05/2023 – 12/31/2023) \$110.73 per RSF multiplied by the 19,568 RSF stated under Paragraph 1.01

²Shell office rent calculation:

(01/01/2024 – 12/31/2026) \$120.86 per RSF multiplied by the 19,568 RSF stated under Paragraph 1.01

³Shell storage rent calculation:

(06/05/2023 – 12/31/2026) \$47.05 per RSF multiplied by the 3,316 RSF stated under Paragraph 1.01

⁴Operating Costs rent calculation:

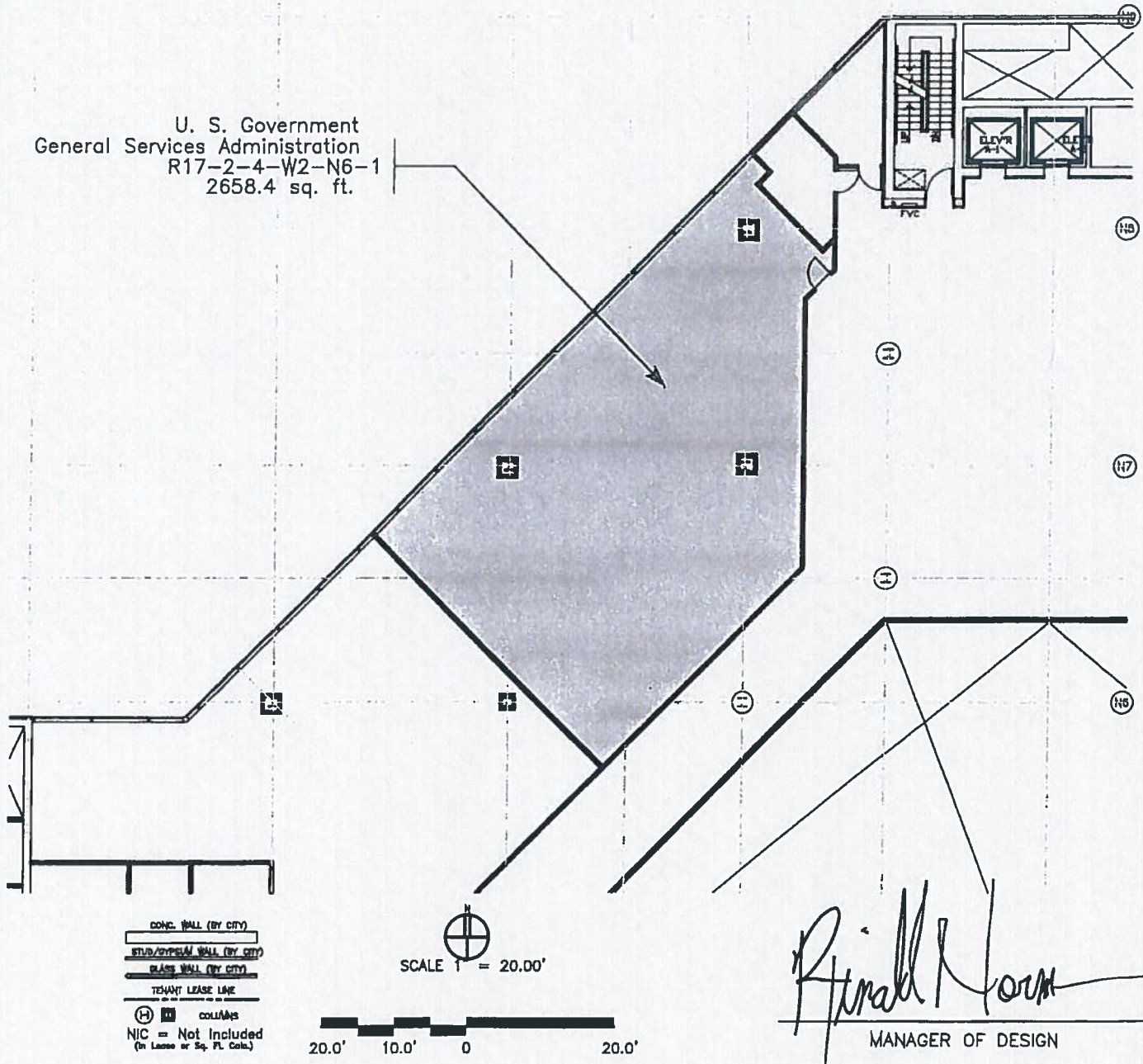
\$16.373445 per RSF multiplied by the 19,568 RSF stated under Paragraph 1.01

LESSOR: PAWGOVERNMENT: MP

DS
MP

W5 W4 W3 W2 W1

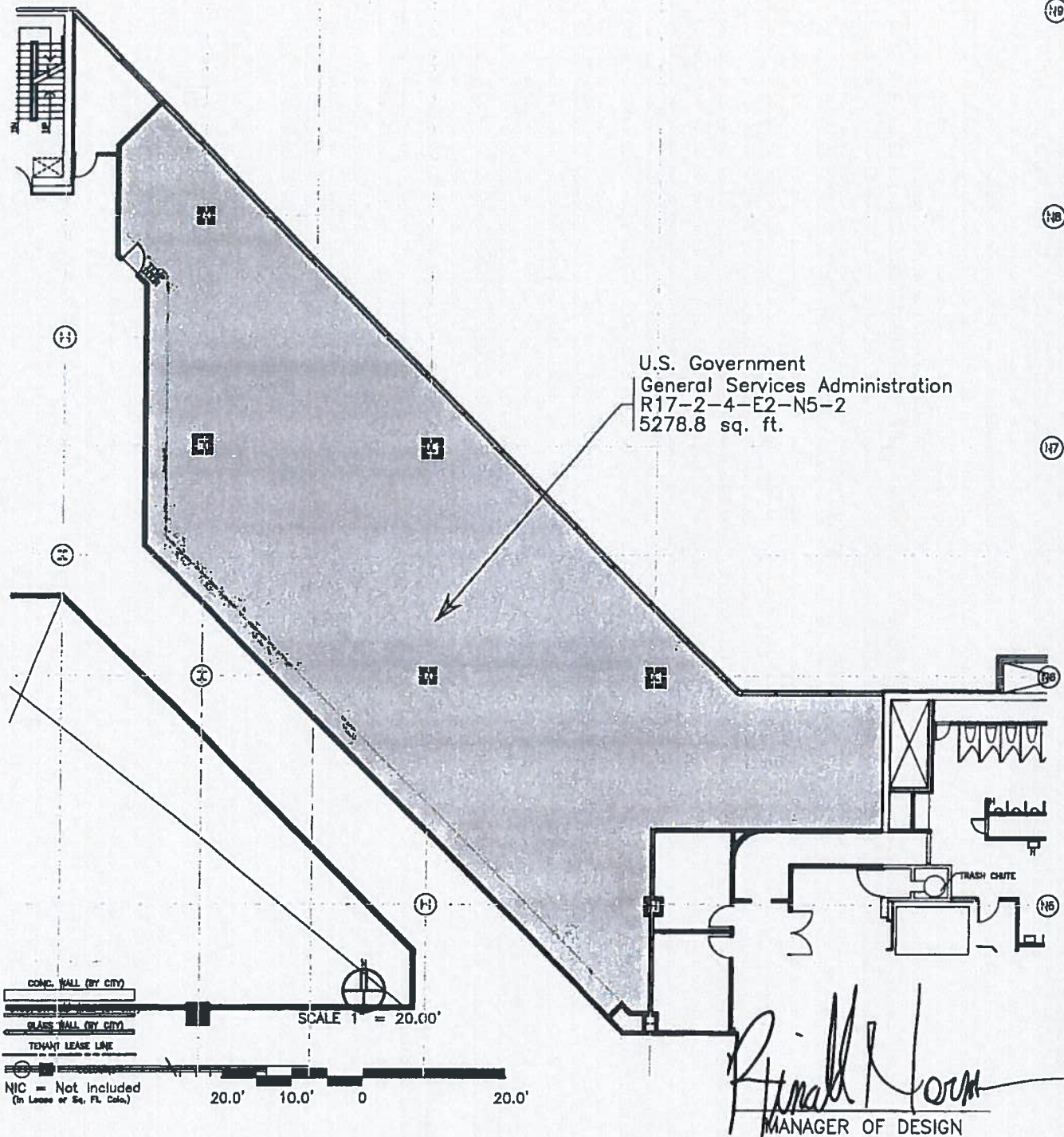
U. S. Government
 General Services Administration
 R17-2-4-W2-N6-1
 2658.4 sq. ft.



NOTE: This exhibit depicts only square footage of leased area based upon planning data and is not intended to address construction details.

		REVISED	DENVER INTERNATIONAL AIRPORT
			EXHIBIT B Concourse A Mezz. Level U.S. Government
		CC#: usgs	DATE: 7/03/02

Exhibit A, Page 2 of 9



Richard Horn
 MANAGER OF DESIGN

NOTE: This exhibit depicts only square footage of leased area based upon planning data and is not intended to address construction details.

		REVISED	DENVER INTERNATIONAL AIRPORT
		EXHIBIT B Concourse A Mezz. Level U.S. Government	
		CC#: usgs	DATE: 7/3/02

U. S. Government
 General Services Administration
 R17-2-2-E2-N2-1
 1921.7 sq. ft.



CONC. WALL (BY CITY)
 STUD/EXPOSED WALL (BY CITY)
 GLASS WALL (BY CITY)
 TENANT LEASE LINE
 (H) (■) columns
 NIC = Not Included
 (in Lease or Exp. Pl. Calc.)

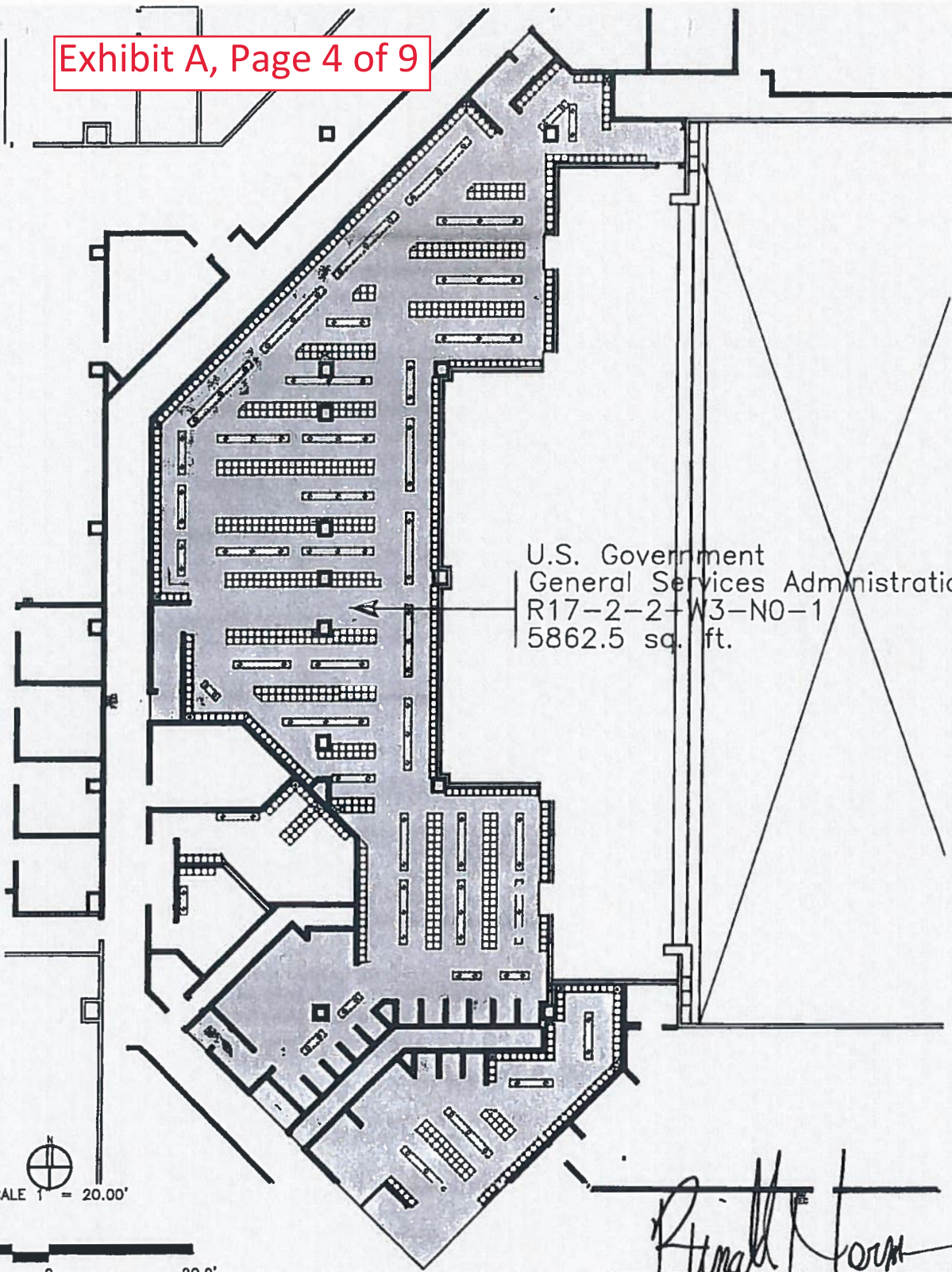
SCALE 1" = 20.00'

20.0' 10.0' 0 20.0'

[Signature]
 MANAGER OF DESIGN

NOTE: This exhibit depicts only square footage of leased area based upon planning data and is not intended to address construction details.

		REVISED	DENVER INTERNATIONAL AIRPORT
		EXHIBIT B Concourse A Apron Level U.S. Government	
		CC#: usgs	DATE: 7/3/02

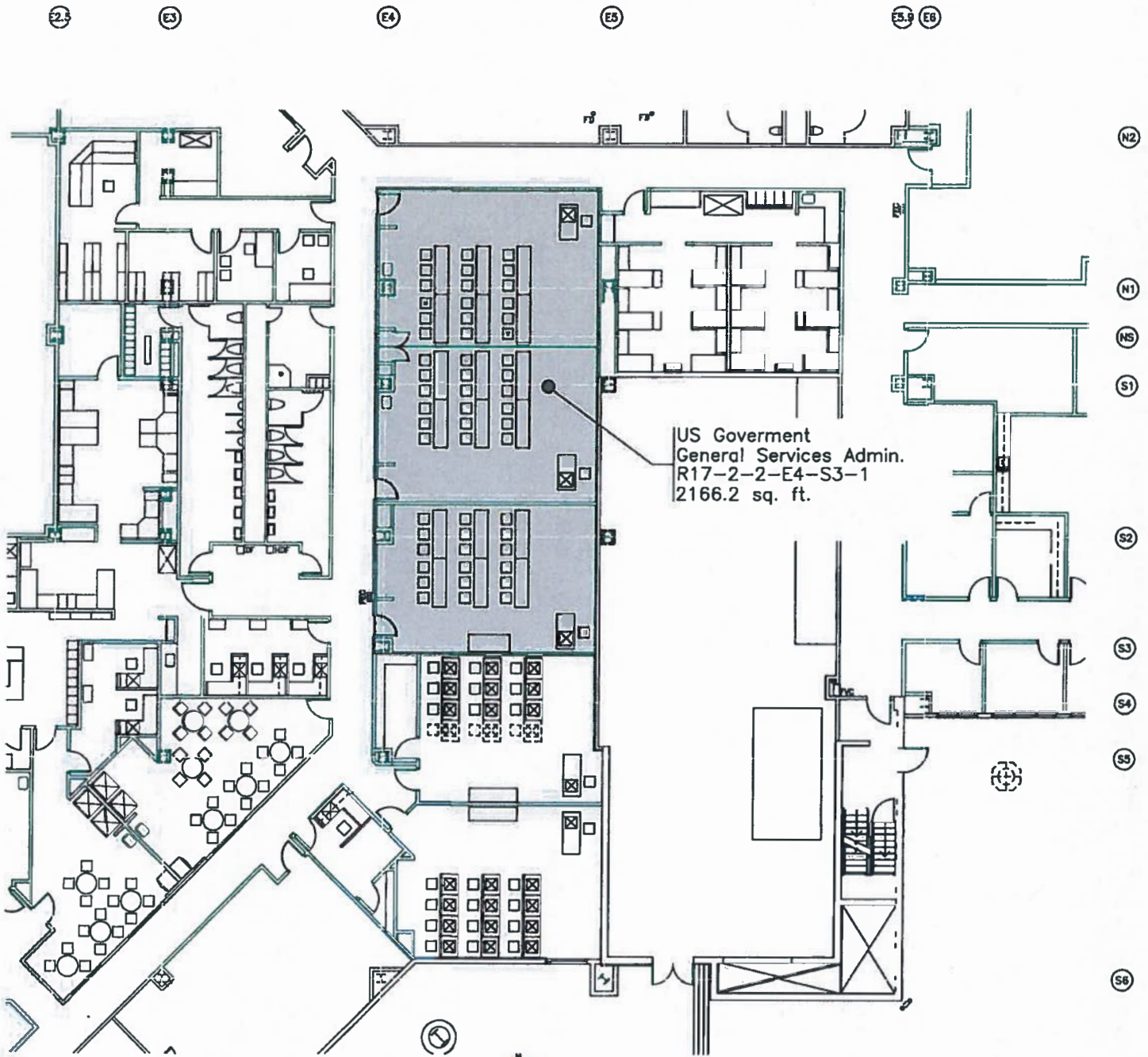


U.S. Government
 General Services Administration
 R17-2-2-W3-N0-1
 5862.5 sq. ft.

Ronald Form
 MANAGER OF DESIGN



NOTE: This exhibit depicts only square footage of leased area based upon planning data and is not intended to address construction details.

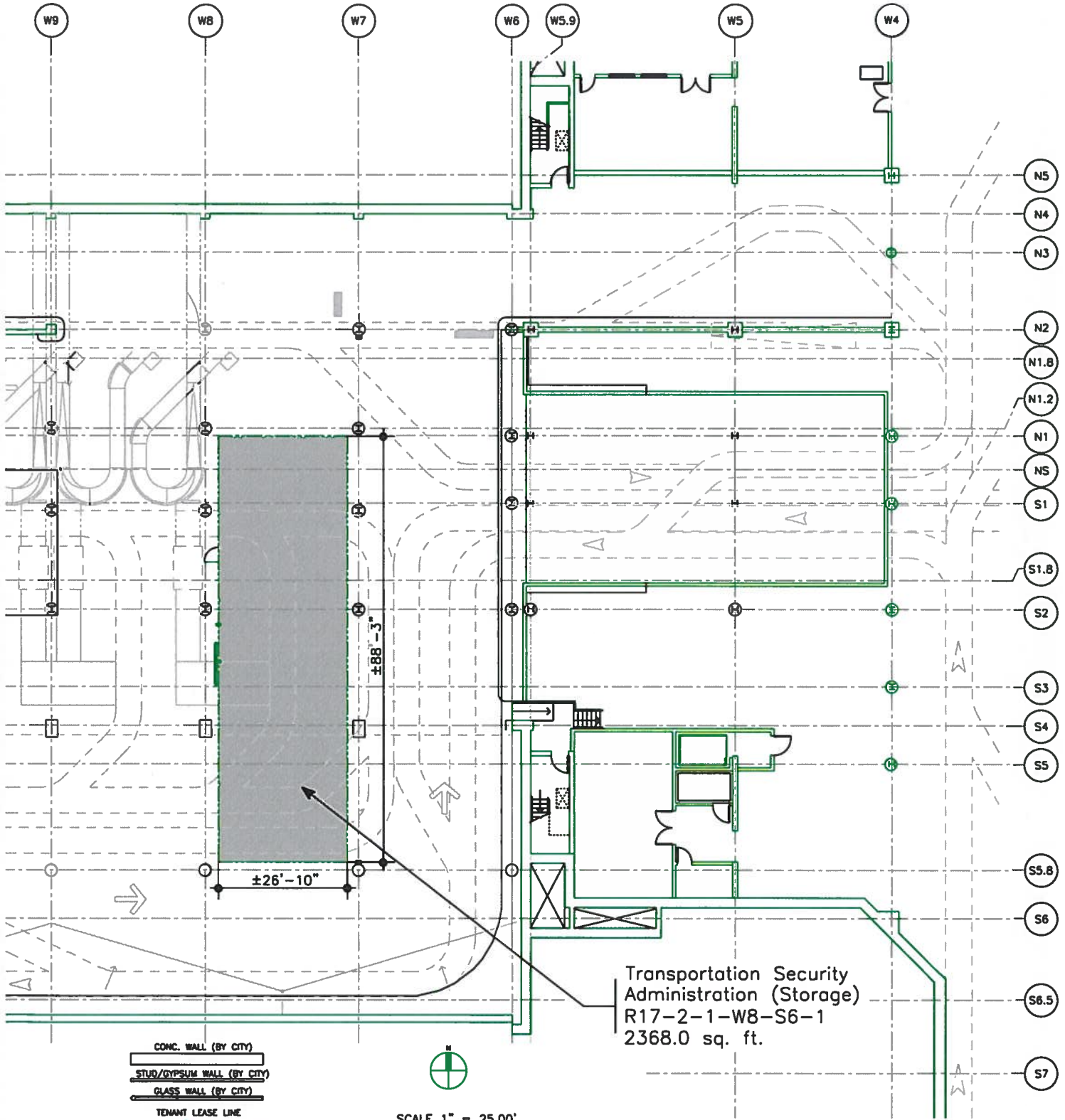
KEY PLAN CONCOURSE A 		REVISED	DENVER INTERNATIONAL AIRPORT	
			EXHIBIT B) Concourse A Apron Level U.S. Government	
		CC#: usgs	DATE: 7/3/02	



Ronald Horn
 MANAGER OF DESIGN

NOTE: This exhibit depicts only square footage of leased area based upon planning data and is not intended to address construction details.

 KEY PLAN CONCOURSE A		REVISED	DENVER INTERNATIONAL AIRPORT
		EXHIBIT B Concourse A Apron Level US Government	
		CC#: usgs	DATE: 8/24/09



- CONC. WALL (BY CITY)
- STUD/GYPSUM WALL (BY CITY)
- GLASS WALL (BY CITY)
- TENANT LEASE LINE
- COLUMNS

SCALE 1" = 25.00'

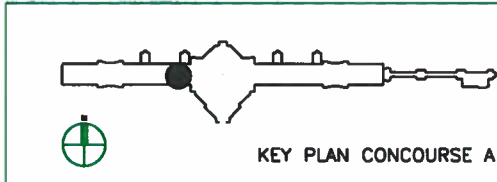
25.0' 12.5' 0 25.0'

NOTE:

NIC = Not Included
(In Lease or Sq. Ft. Calc.)

This exhibit depicts only approximate dimensions and square footage of leased area based upon planning data and is not intended to show dimensions for construction details.

DEN Property Management



REVISED

DENVER INTERNATIONAL AIRPORT

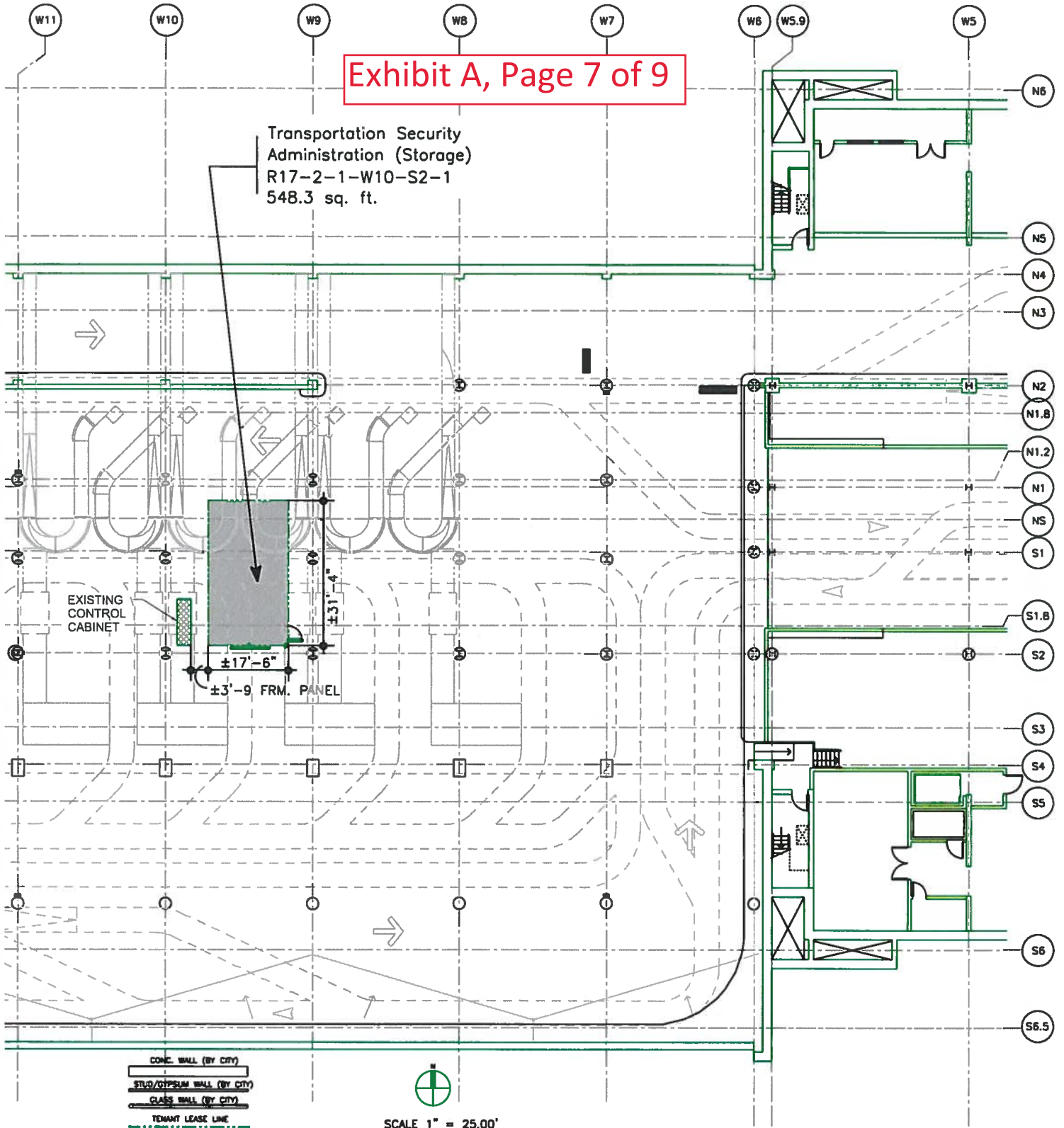
EXHIBIT B
Concourse A Bsmt. Level
Transportation Security Administration

CC#: tsa

DATE: 02/15/19

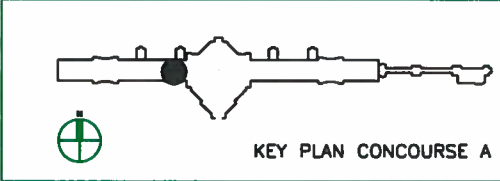
R17-2-1-15-8

Exhibit A, Page 7 of 9

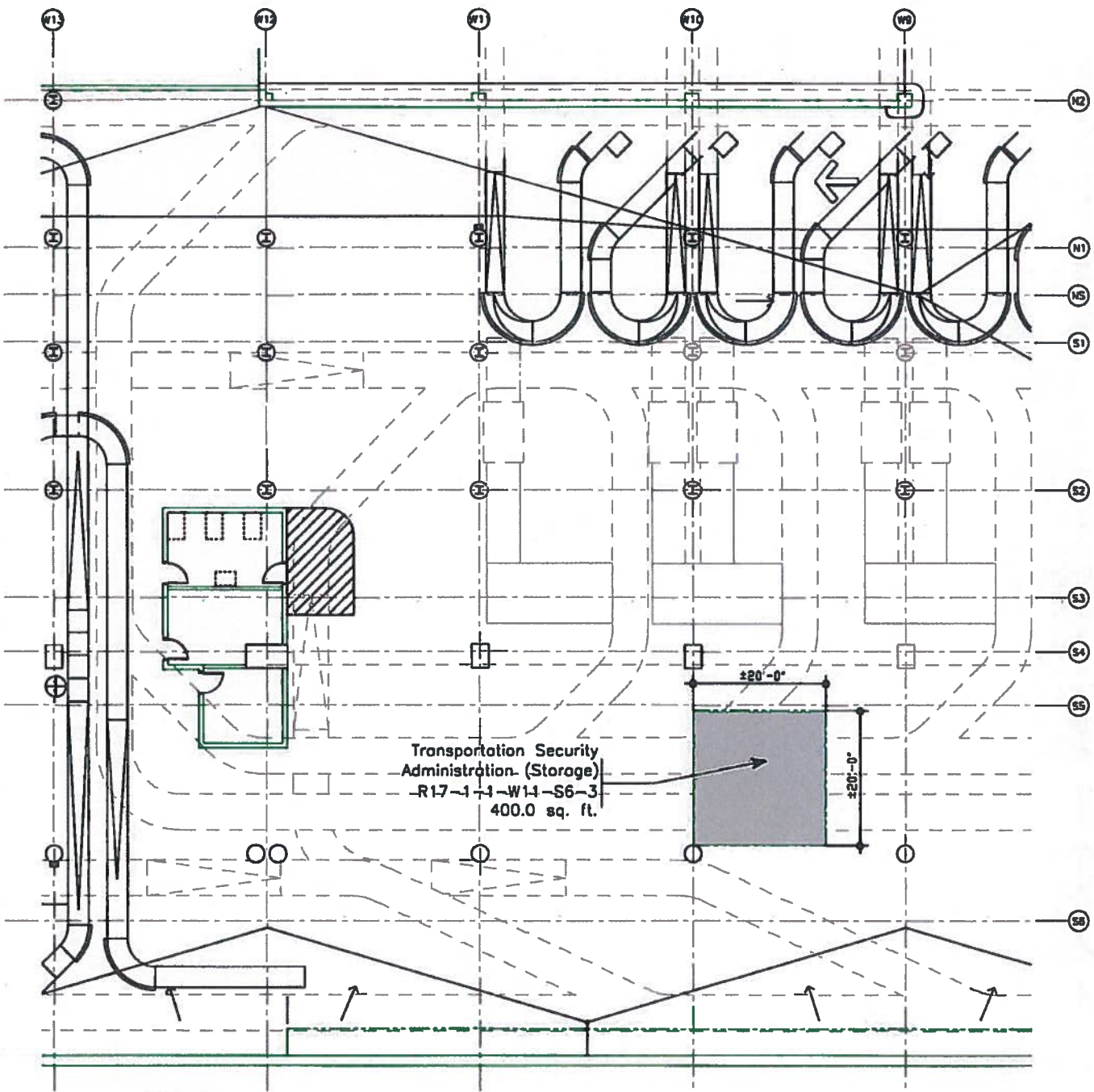


NOTE: NIC = Not Included (In Lease or Sq. Ft. Calc.)
 This exhibit depicts only approximate dimensions and square footage of leased area based upon planning data and is not intended to show dimensions for construction details.

DEN Property Management



REVISED	DENVER INTERNATIONAL AIRPORT	
	EXHIBIT B	
	Concourse A Bsmt. Level	
	Transportation Security Administration	
	CC#: tsa	DATE: 02/19/19



- CONC. WALL (BY CITY)
- STUD/GYPSUM WALL (BY CITY)
- GLASS WALL (BY CITY)
- TENANT LEASE LINE
- (H) (C) COLUMNS
- NIC = Not Included (In Lease or Sq. Ft. Calc.)

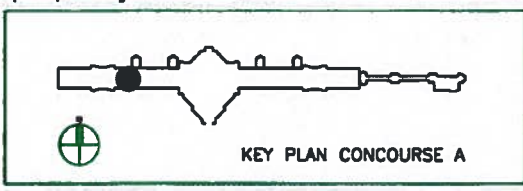


SCALE 1" = 20.00'

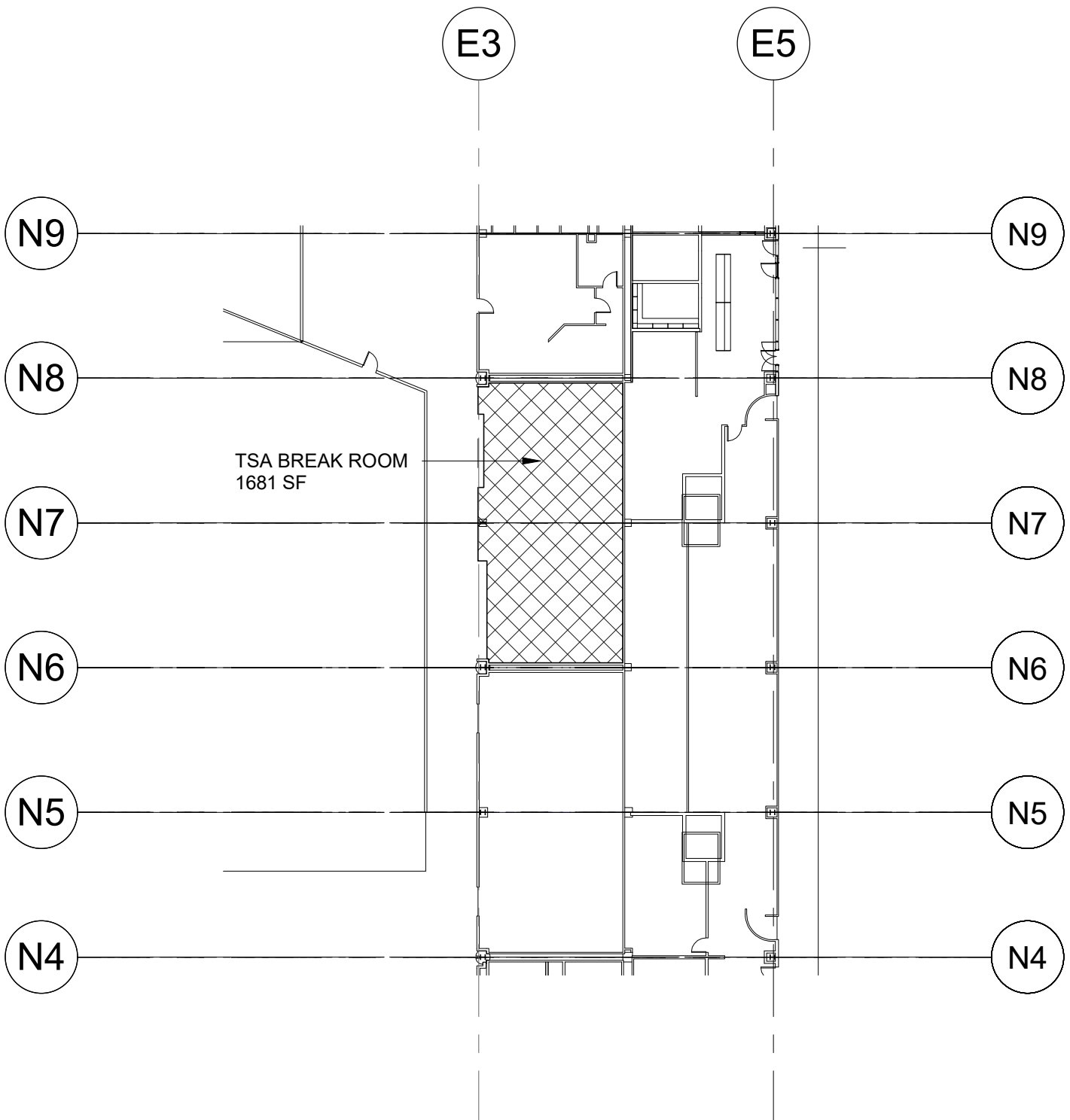


NOTE: This exhibit depicts only approximate dimensions and square footage of leased area based upon planning data and is not intended to show dimensions for construction details.

DEN Property Management

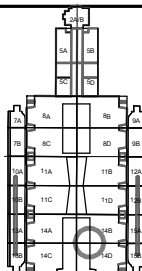


REVISED	DENVER INTERNATIONAL AIRPORT	
	EXHIBIT D	
	Concourse A Bsmt. Level	
	Transportation Security Administration	
CC#:	iso	DATE: 09/29/16



DEN Planning and Design

NOTE: THIS EXHIBIT SHOWS DIMENSIONS AND SQUARE FOOTAGE OF LEASED AREA BASED UPON PLANNING DATA AND IS NOT INTENDED TO DEPICT DIMENSIONS FOR CONSTRUCTION DETAILS. IT IS THE RESPONSIBILITY OF THE LEASEE TO FIELD VERIFY EXISTING CONDITIONS. ADDITIONALLY, IT IS THE RESPONSIBILITY OF THE LEASEE AND DESIGNERS OF RECORD TO FOLLOW ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.



DENVER INTERNATIONAL AIRPORT

EXHIBIT A R16-1-6-E3-N6

L5 MOD3 PHASE 2_TSA BREAK ROOM

TML L5

DATE: 04/05/23

Scale: 1" = 30'

Contract Control Number:
Contractor Name:

PLANE-202367518-01
US Government General Services Administration

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at Denver, Colorado as of:

SEAL

CITY AND COUNTY OF DENVER:

ATTEST:

By:

Mayor

Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver

APPROVED AS TO FORM:

REGISTERED AND COUNTERSIGNED:

Attorney for the City and County of Denver

By:

By:

Assistant City Attorney

Manager of Finance

By:

Auditor

Contract Control Number:
Contractor Name:

PLANE-202367518-01
US Government General Services Administration

By: ____See page 1_____

Name: ____Mark Pearce_____

(please print)

Title: ____Lease Contracting Officer_____

(please print)

ATTEST: [if required]

By: _____

Name: _____

(please print)

Title: _____

(please print)