

**SECOND AMENDMENT TO THE SPACE LEASE**

**THIS SECOND AMENDMENT TO THE SPACE LEASE** (the “**Second Amendment**”) is made and entered into as of the date stated on the City’s signature page below, by and between the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado, on behalf of its Department of Aviation (the “**City**”) and **UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION** (the “**Licensee**” or “**Government**”), together (the “**Parties**”).

**WITNESSETH**

**WHEREAS**, the City owns and operates Denver International Airport (“**DEN**” or the “**Airport**”); and

**WHEREAS**, the Licensee is a government entity in need of certain office and related space for its operations; and

**WHEREAS**, Parties hereto entered into a certain Lease Agreement No. GS-08P-14447 & 201102621, dated September 18, 2012, a First Amendment dated December 19, 2017 and two Reimbursement Agreements (“**Amendments 2 & 3**”) dated November 2, 2018 (together the “**Existing Agreement**”); and

**WHEREAS**, the Parties now wish to amend the Existing Agreement in order to add additional storage space and modify rent payments;

**NOW, THEREFORE**, for and in consideration of the premises and other good and valuable consideration, the parties hereto agree as follows:

1. The Existing Agreement is hereby amended to add the following additional storage spaces and modify rent payments, as more fully set forth in *Appendix A*, a government-provided **Lease Amendment Form** and *Exhibit B* (the “**Floor Plan**”), hereby in their entirety replaced and attached hereto.
2. The City accepts the signature of Jessica Ballard-Culp, as set forth on *Appendix A* as final signature approval for the Government.
3. Except as modified by this Second Amendment, all terms and conditions of the Existing Contract shall remain in full force and effect.
4. This Second Amendment shall not be effective or binding on the City until approved and fully executed by all signatories of the City and County of Denver.

**END OF DOCUMENT**

**[APPENDIX, SIGNATURE PAGES AND  
EXHIBITS FOLLOW]**

**Contract Control Number:**  
**Contractor Name:**

PLANE-201951038/201102621-02  
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:

\_\_\_\_\_

\_\_\_\_\_

**APPROVED AS TO FORM:**

**REGISTERED AND COUNTERSIGNED:**

Attorney for the City and County of Denver

By:

By:

\_\_\_\_\_

\_\_\_\_\_

By:

\_\_\_\_\_

**Contract Control Number:**  
**Contractor Name:**

PLANE-201951038/201102621-02  
GENERAL SERVICES ADMINISTRATION

By: \_\_\_See Appendix A\_\_\_\_\_

Name: \_\_\_\_\_Jessica Ballard-Culp\_\_\_\_\_

(please print)

Title: \_\_\_\_\_Lease Contracting Officer\_\_\_\_\_

(please print)

ATTEST: [if required]

By: \_\_\_\_\_

Name: \_\_\_\_\_

(please print)

Title: \_\_\_\_\_

(please print)

**APPENDIX A**

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 4 <hr/> TO LEASE NO. <b>GS-08P14447</b>
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**ADDRESS OF PREMISES**

**Denver International Airport  
 8700 Pena Blvd  
 Denver, CO 80249-6205**

THIS AGREEMENT, made and entered into this date by and 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 a 548 square foot storage cage and a 2,368 square foot storage cage, expanding the Lease by 2,916 square feet.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 1, 2019, as follows:

**1. Paragraph 1.01 of the GSA Form L201D, is deleted and hereby replaced with the following:**  
 The Premises are described as follows:

Office and Related Space: 21,203 rentable square feet (RSF), yielding 21,203 ANSI/BOMA Office Area (ABOA) square feet of office and related space (based upon a Common Area Factor of 1.0 percent, of the Building).

**2. Paragraph 1.03 of the GSA Form L201D, is deleted and hereby replaced with the following:**


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


Effective Dates	Space Type	Square Feet	Shell Rent (Annual)	Operating Rent (Annual)	Total Annual Rent	Total Monthly Rent
4/01/2019-12/31/2021	Office Space	17,887	\$1,814,993.89	243,926.81*	\$2,058,920.70	\$171,576.73
4/1/2019-12/31/2021	Storage Cages	3,316	\$156,034.38	\$0.00	\$156,034.38	\$13,002.87

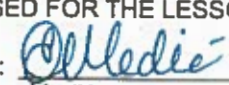
\*Subject to annual CPI adjustment

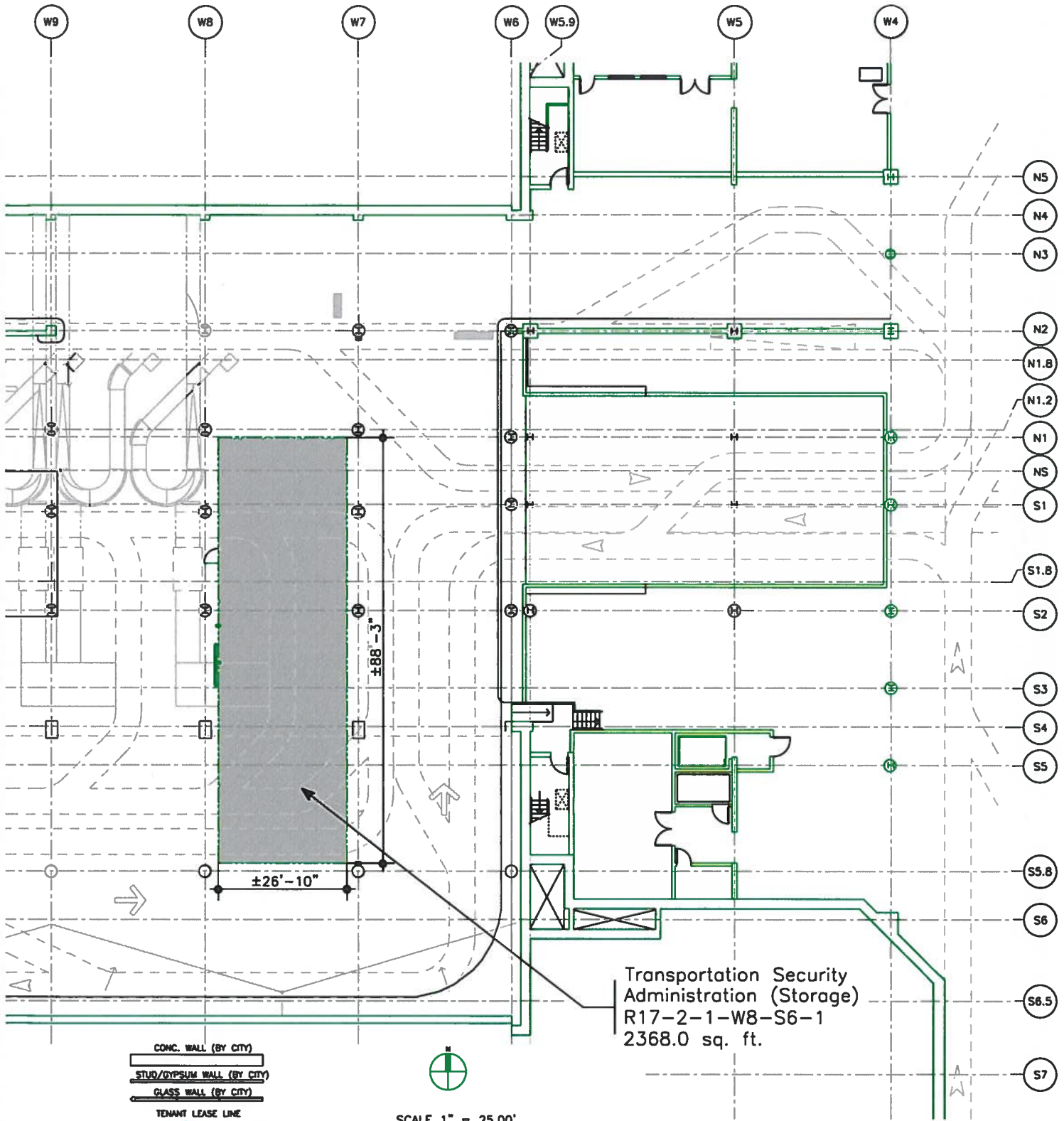
All other terms and conditions of the Lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:  
 Signature:   
 Name: Kim Day  
 Title: Chief Executive Officer  
 Entity Name: City and County of Denver  
 Date: 14 SEP 2019

FOR THE GOVERNMENT:  
 Signature:   
 Name: Jessica Ballard-Culp  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service  
 Date: 9/17/19

WITNESSED FOR THE LESSOR BY:  
 Signature:   
 Name: Erna Medic  
 Title: Assistant City Attorney  
 Date: 9/13/19



Transportation Security Administration (Storage)  
 R17-2-1-W8-S6-1  
 2368.0 sq. ft.

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

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

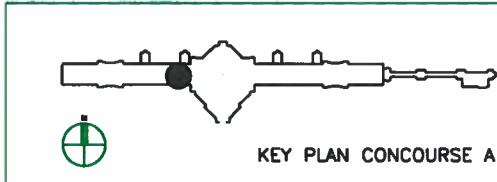
SCALE 1" = 25.00'

25.0' 12.5' 0 25.0'

**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

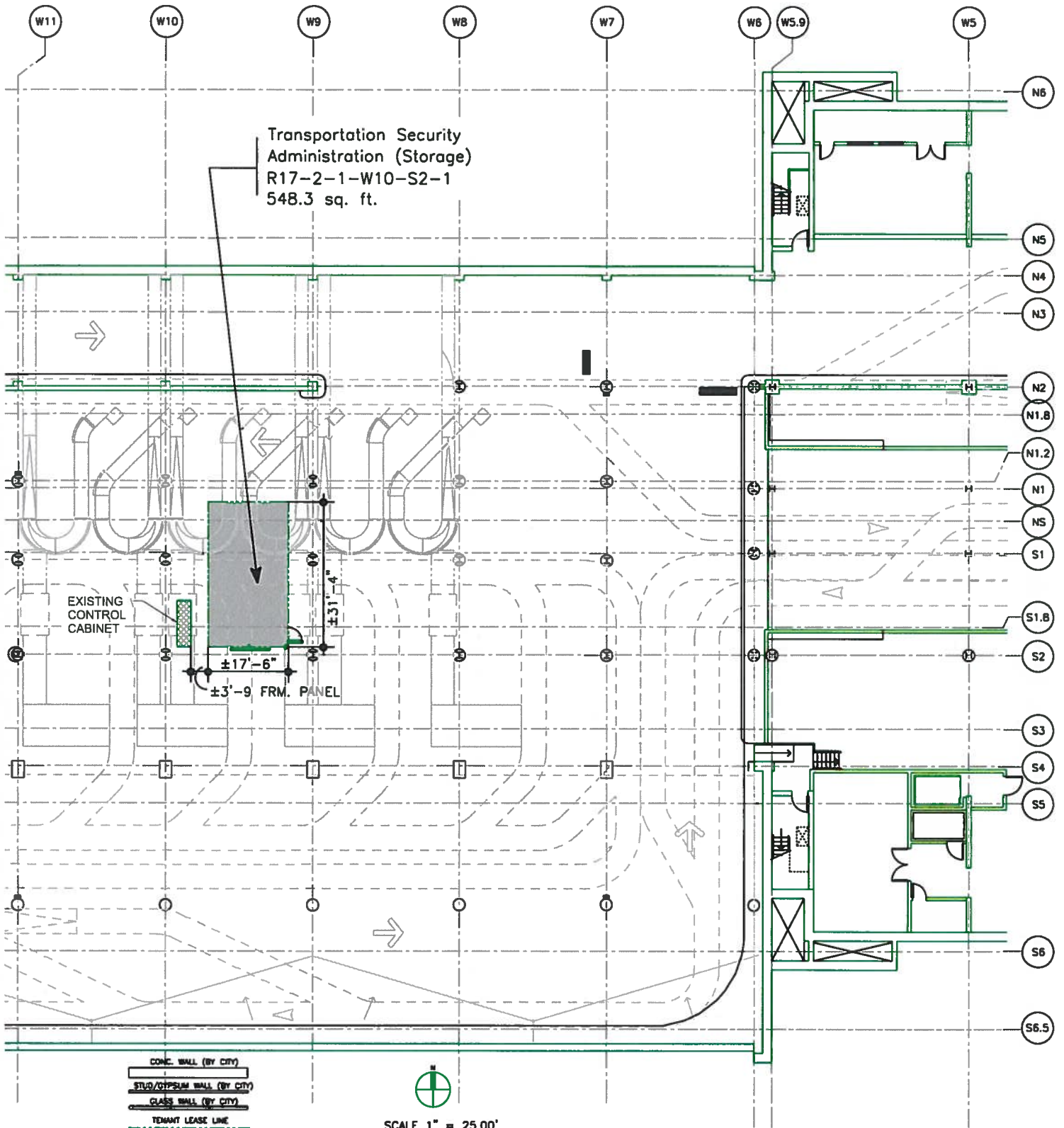
DENVER INTERNATIONAL AIRPORT

EXHIBIT B  
 Concourse A Bsmt. Level  
 Transportation Security Administration

CC#: tsa

DATE: 02/15/19

R17-2-1-15-8



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

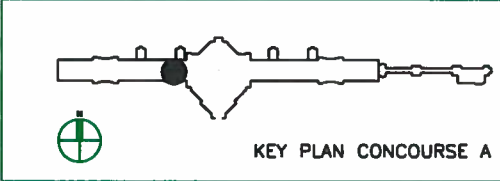
SCALE 1" = 25.00'



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DEN Property Management



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

R17-2-1-15-7A