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| <b>GENERAL SERVICES ADMINISTRATION<br/>PUBLIC BUILDINGS SERVICE</b>                                       | LEASE AMENDMENT No. 1        |
|   | TO LEASE NO. GS-04P-LFL00847 |
| <b>LEASE AMENDMENT</b>  |                              |
| ADDRESS OF PREMISES<br>North Palafox Surface Parking Lot<br>54 West Gregory Street<br>Pensacola, FL 32502 | PDN Number: NA               |

**THIS AMENDMENT** is made and entered into between

**Community Redevelopment Agency (CRA) of the City of Pensacola,  
c/o Managed by Downtown Improvement Board (DIB)**

whose address is:

222 West Main Street, Pensacola, FL 32502 (CRA)  
226 S. Palafox Place, Suite 106, Pensacola, FL 32502 (DIB)

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

**WHEREAS**, the parties hereto desire to establish the commencement date of the above Lease.

**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 April 1, 2020 as follows:**

- A. GSA Form 3626, Part I, Section B. TERM, the Lease is hereby amended to establish the commencement date as follows:
  - 3a. TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on April 1, 2020 through March 31, 2040, subject to termination and renewal rights as may be hereinafter set forth.
  - 3b. The Government may terminate this Lease, in whole or in part, at any time effective after the Firm Term of this Lease, by providing no less than **120** days' prior written notice to the Lessor. The effective date of the termination shall be the day following the expiration of

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, Leasing Division  
Date: \_\_\_\_\_

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.”

The Lessor may terminate this Lease, in whole or in part, after the fifth (5<sup>th</sup>) year of this Lease, by providing not less than 120 days’ prior written notice to the Government. The effective date of the termination shall be the day following the expiration of the required notice period or the termination date set forth in the notice, whichever is later. No rental shall accrue after the effective date of termination.”

The Lessor anticipates the possibility of redevelopment of the leased parking space into a mixed used space after the fifth year of the lease. The Lessor will cooperate with the Government and make all reasonable efforts within its authority to provide, without guaranteeing, alternate parking for the Government.

B. GSA Form 3626, Part I, Section C. RENTAL, the Lease is hereby amended to establish the rental rates as follows:

“The Government shall pay the Lessor annual rent for the entire term, monthly, in arrears, as follows:

|                          | <b>Firm Term</b><br>4/1/2020 -<br>3/31/2021 | <b>Non-Firm Term<sup>a</sup></b><br>4/1/2021 -<br>3/31/2025 | <b>Non-Firm Term<sup>b</sup></b><br>4/1/2025 -<br>3/31/2030 | <b>Non-Firm Term<sup>c</sup></b><br>4/1/2030 -<br>3/31/2035 | <b>Non-Firm Term<sup>d</sup></b><br>4/1/2035 -<br>3/31/2040 |
|--------------------------|---|---|---|---|---|
|                          | <b>Annual Rent</b>                          | <b>Annual Rent</b>  | <b>Annual Rent</b>  | <b>Annual Rent</b>  | <b>Annual Rent</b>  |
| Parking <sup>1</sup>     | \$16,200.00                                 | \$16,200.00   | \$16,524.00   | \$16,855.00   | \$17,195.00   |
| <b>Total Annual Rent</b> | <b>\$16,200.00</b>                          | <b>\$16,200.00</b>  | <b>\$16,524.00</b>  | <b>\$16,855.00</b>  | <b>\$17,195.00</b>  |

<sup>1</sup>Parking costs calculation:

(Firm Term) Parking cost are for forty-five (45) surface parking spaces reflecting a rate of **\$30.00** per surface parking space per month.  
 (Non-Firm Term<sup>a</sup>) Parking cost are for forty-five (45) surface parking spaces reflecting a rate of **\$30.00** per surface parking space per month.  
 (Non-Firm Term<sup>b</sup>) Parking cost are for forty-five (45) surface parking spaces reflecting a rate of **\$30.60** per surface parking space per month.  
 (Non-Firm Term<sup>c</sup>) Parking cost are for forty-five (45) surface parking spaces reflecting a rate of **\$31.21** per surface parking space per month.  
 (Non-Firm Term<sup>d</sup>) Parking cost are for forty-five (45) surface parking spaces reflecting a rate of **\$31.84** per surface parking space per month.

C. Attachments:

1. FAR representation, 52.204-24, entitled “Representation Regarding Certain Telecommunications and Video Surveillance Services or Equipment.” (2 Pages)

D. The remainder of this page was left intentionally blank.

INITIALS: \_\_\_\_\_ & \_\_\_\_\_  
 LESSOR LESSOR GOV'T