

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 7 TO LEASE NO. GS-07P-LTX15384
ADDRESS OF PREMISES Corpus Christi International Airport 1000 International Drive Corpus Christi, Texas 78406-1809	PDN Number: N/A

THIS AGREEMENT, made and entered into this date by and between CORPUS CHRISTI, CITY OF
 whose address is: 1000 INTERNATIONAL DRIVE
 CORPUS CHRISTI, TEXAS 78406

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

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

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease Agreement is amended and effective upon the full execution by both parties and delivered as follows:

The purpose of this Lease Amendment No. 7 is to:

- 1.) To extend the term of the lease for a period of 60 months; and
- 2.) To establish the square footages and parking; and
- 3.) To establish the annual rent; and
- 4.) To establish the termination rights; and
- 5.) To modify Article 3, Paragraph 3.1(B), Operating Cost; and
- 6.) To modify Article 3, Paragraph 3.4, Rent Adjustments; and
- 7.) To modify Article 15, Paragraph 15.7, Notices; Lessee Contact
- 8.) To ratify all executed Lease Amendment Nos. 1, 2, 3, 4, and 6; and
- 9.) To establish the signing authority of this Lease Agreement; and
- 10.) All other terms and conditions are in full force and effect.

See Attached

This Lease Amendment No. 7 contains two (2) pages.

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: Thomas Bell
 Title: Lease Contracting Officer
 GSA, Public Buildings Service, Leasing Division
 Date: _____

WITNESSED FOR THE LESSOR BY:

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

- 1.) The Government shall extend the lease for sixty (60) months. The Commencement Date of the rental shall begin on March 1, 2019 and expiring on February 29, 2024.
- 2.) The Government shall occupy 6,993 Rentable Square Feet yielding 6,000 ANSI/BOMA Office Area and includes three (3) surface parking spaces.

- 3.) The Government shall pay the Lessor annual rent as follows:

The total annual rent shall be \$400,345.91 at \$33,362.16 monthly paid in arrears. The total annual rent consists of \$383,705.91 of Base Rent (or Shell Rent) and \$16,640.00 of Operating Costs, which is subject to annual rent adjustments as set forth in the Lease Agreement. There are no unamortized Tenant Improvement costs.

- 4.) The Government may terminate this lease in whole or in part on or after March 1, 2019 by giving the Lessor a 30 day written notice to the above address or upon the acceptance of a new lease at the same leased premise. No rental shall accrue after the effective date of termination. Said written notice date shall be computed commencing with the day after the date of mailing.

- 5.) Article 3, Paragraph 3.1(B), Operating Costs, has been modified to the following:

CITY agrees to provide to LESSEE utilities (water, gas, and electric service), for which reimbursement shall be paid to CITY as Operating Costs. CITY will provide for trash hauling services of regular office trash. All other trash and debris are the responsibility of LESSEE. CITY will also provide for routine janitorial services, pursuant to the schedule attached as Exhibit A to Lease Amendment No. 4.

- 6.) Article 3, Paragraph 3.4, Rent Adjustments, has been modified to the following:

The Base Rent Rate (or Shell Rent Rate) shall be adjusted by 2.5% on the second anniversary of the Effective Date of Lease Amendment No. 7 and each year thereafter for increases in airport operational costs until the lease agreement terminates or upon the acceptance of a new lease contract at the same leased premise.

- 7.) Article 15, Paragraph 15.7, Notices; Lessee Contact, has been modified to identify the following:

If To City: Director of Aviation
Corpus Christi International Airport
1000 International Drive
Corpus Christi, TX 78406
(361)-289-0251 (Fax Number)

If To Lessee: General Service Administration
819 Taylor Street
Fort Worth, Texas 76012

- 8.) The Government and the Lessor ratify fully executed Lease Amendment Nos. 1, 2, 3, 4, and 6. Both parties acknowledge and agree Lease Amendment No. 5 was not fully executed by either party and hereafter shall not be made a part of the terms and conditions of the Lease Agreement.
- 9.) The Government, or General Services Administration, and Lessor, following authorization by Lessor's governing body, acting by and through its duly appointed City Manager, or the City's Manager's designee, acknowledge and agree both identified parties have signing authority on behalf of this Lease Agreement.
- 10.) All other terms and conditions of the Lease Agreement and its fully executed amendments shall remain in full force and effect.

INITIALS: _____ & _____
LESSOR GOV'T