SITE NAME: Alexandria Marina

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement (the "First Amendment") made this _____ day of _____2020, between City Of Alexandria Virginia, a Virginia municipal corporation with an address at c/o Director of General Services, 421 King Street, Suite 220, Alexandria, Virginia 22314, hereinafter designated LESSOR and Cellco Partnership, a Delaware general partnership d/b/a Verizon Wireless with its principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter designated LESSEE. LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WHEREAS, LESSOR and LESSEE entered into a Lease Agreement dated October 26, 2015, for a portion of the property located at 105 North Union Street, Alexandria, Virginia (the “Agreement”); and

WHEREAS, LESSEE desires to modify certain antennas installed pursuant to the Agreement; and

WHEREAS, LESSOR is agreeable to LESSEE’s proposed antenna modification.

NOW THEREFORE, in consideration of the premises and intending to be legally bound hereby, LESSOR and LESSEE agree to the following changes and modifications to the Agreement.

1. The Parties hereby amend the Lease by deleting Exhibit “A” to the Agreement, and replacing said Exhibit with Exhibit “A (Revised 2019)”, attached hereto and incorporated by reference.

2. In consideration for revisions reflected in Exhibit “A Revised 2019”, LESSEE agrees to increase the annual rent payment for the current lease year by Two Thousand Forty and 00/100 Dollars ($2,040.00), to be paid by LESSEE to LESSOR within forty-five (45) days after the date of full execution of this Amendment. Thereafter, annual rental shall increase in accordance with paragraph 3 of the Agreement.

3. Except as modified herein, all other terms and conditions of the Agreement will remain in full force and effect.

[signatures follow on page 2]

IN WITNESS WHEREOF, the Parties hereto have set their hands and affixed their respective seals the day and year first above written.

LESSOR:
CITY OF ALEXANDRIA, VIRGINIA,
a municipal corporation of Virginia

WITNESS

By: _____

By: _____
Mark B. Jinks
City Manager

Date: _____

LESSEE:
CELLCO PARTNERSHIP d/b/a Verizon Wireless

WITNESS

By: _____

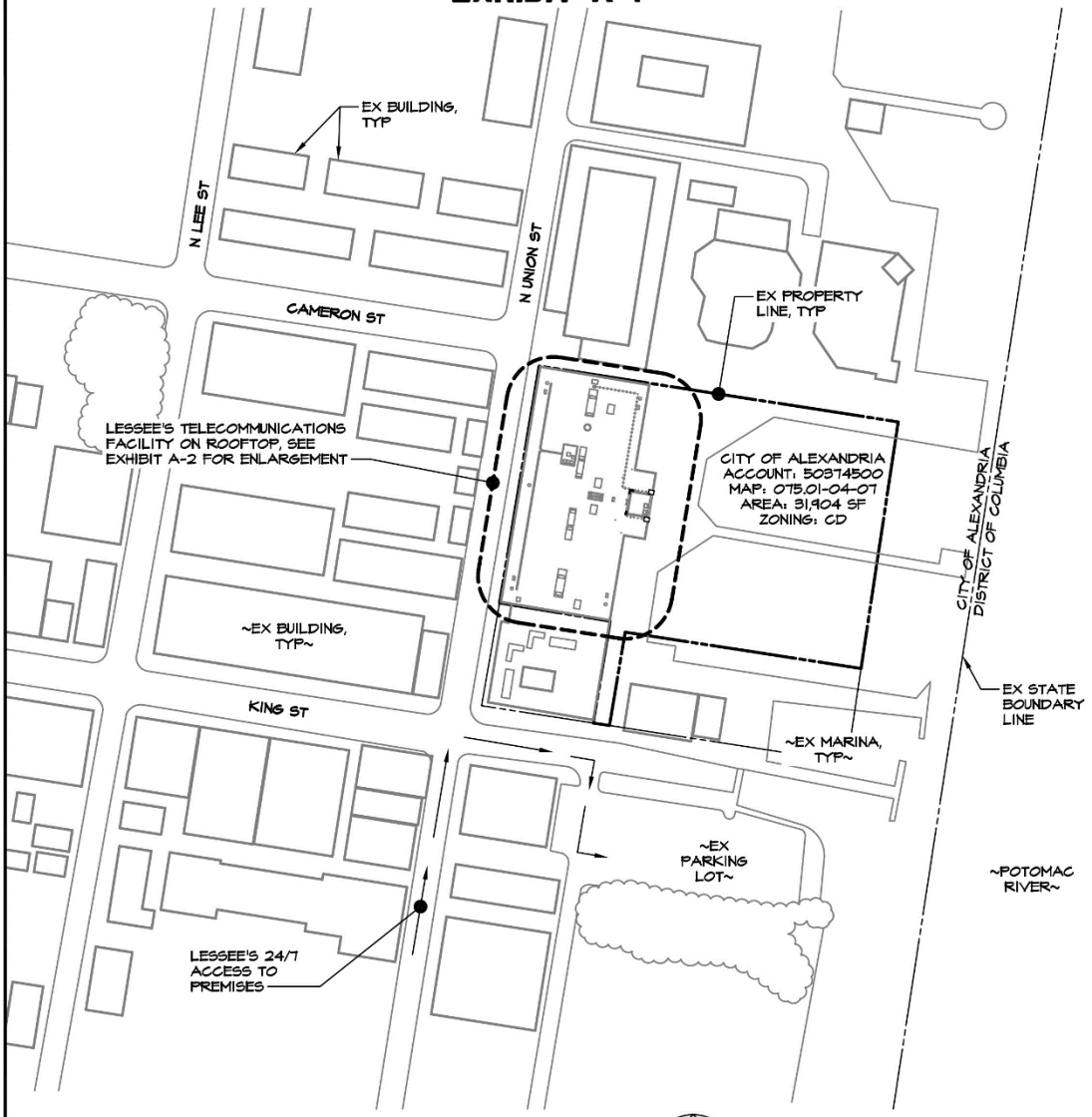
By: _____
Thomas O'Malley
Director – Network Field Engineering

Date: _____

EXHIBIT "A (Revised 2019)"
SITE PLAN OF ROOFTOP SPACE,
ANTENNA SPACE AND CABLING SPACE

(pages A-1 to A-3 attached hereto)

EXHIBIT A-1



PRELIMINARY
FOR REVIEW ONLY

SITE PLAN

SCALE: 1" = 150'

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

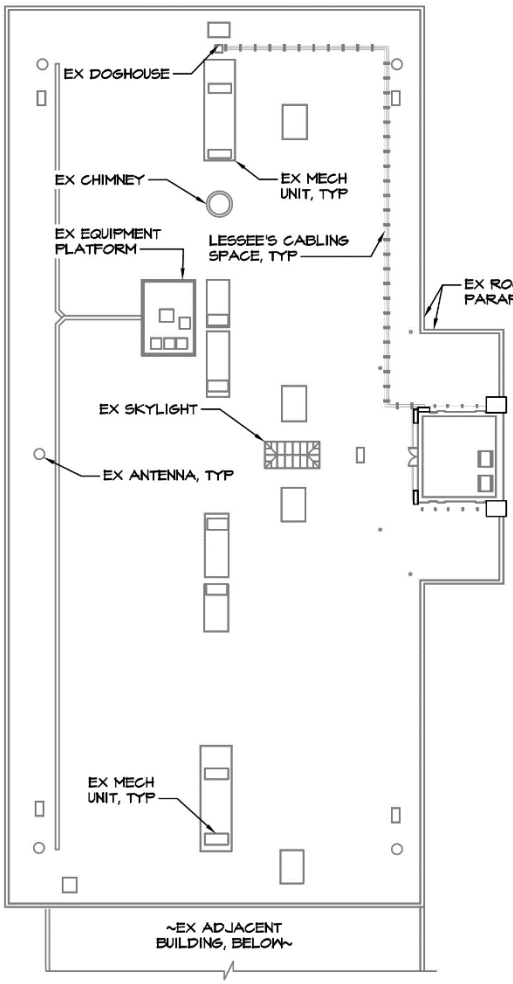
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
(410) 821-1690
Fax (410) 821-1748

ALEXANDRIA MARINA

105 NORTH UNION ST
ALEXANDRIA, VA 22314
CITY OF ALEXANDRIA

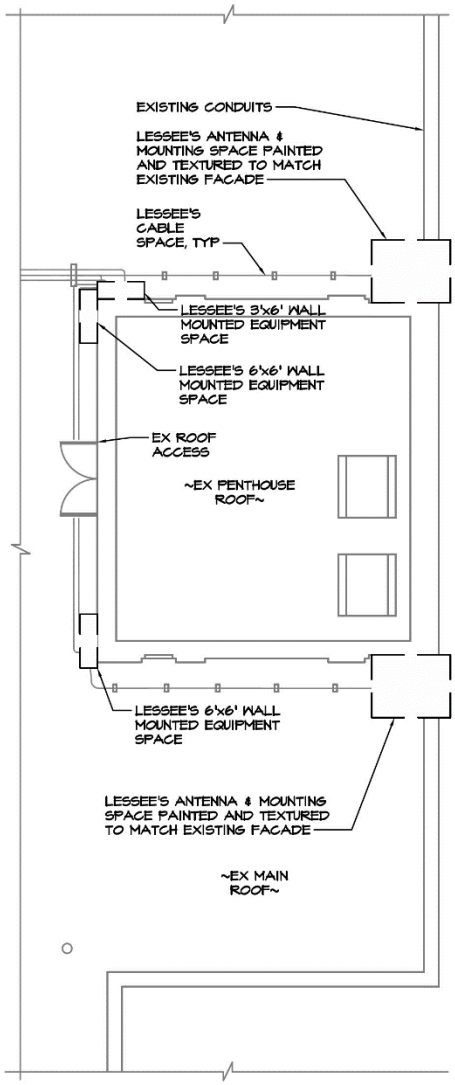
SCALE:	DATE:	DRAWN BY:	DESIGN BY:	REVIEW BY:	JOB NO.:
AS NOTED	07/01/19	KTP	BES	BES	19214.323

EXHIBIT A-2



ROOFTOP LAYOUT

SCALE: 1" = 40'



ENLARGED PENTHOUSE PLAN

SCALE: 1" = 10'

PRELIMINARY
FOR REVIEW ONLY

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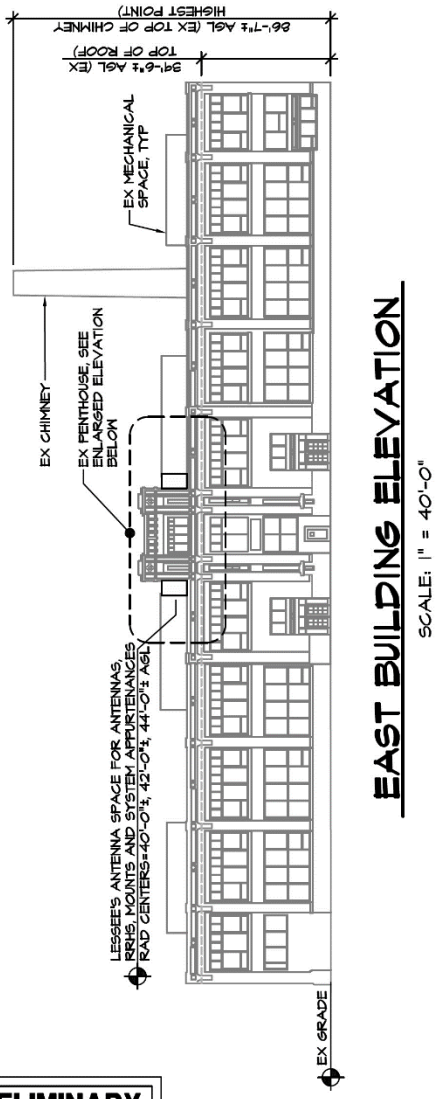
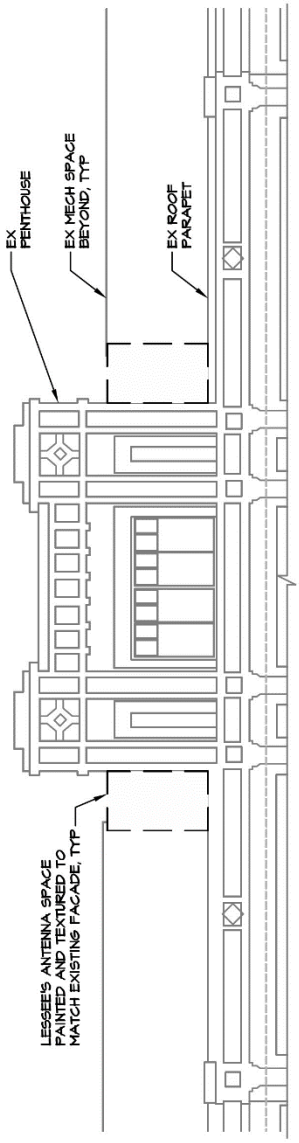
AS NOTED	07/01/19	KTP	BES	BES	19214.323

EXHIBIT A-3



EAST BUILDING ELEVATION

SCALE: 1" = 40'-0"



PENTHOUSE ELEVATION

SCALE: 1" = 10'-0"

PRELIMINARY
FOR REVIEW ONLY

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