

**FIRST AMENDMENT TO LEASE AGREEMENT**

This First Amendment to Lease Agreement (the "First Amendment") made this \_\_\_\_ day of \_\_\_\_\_ 2017, between City Of Alexandria Virginia, a Virginia municipal corporation with an address at c/o Director of General Services, 110 N Royal Street, Suite 300, 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 propose 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 2017)", attached hereto and incorporated by reference.
2. In consideration for revisions reflected in Exhibit "A Revised 2017", LESSEE agrees to increase the annual rent payment for the current lease year by One Hundred Eighty-Five and 40/100 Dollars (\$185.40), 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. In addition to the three (3) 5-year extension terms addressed in paragraph 5 of the Agreement, the Parties hereby agree the Agreement shall be extended up to Four (4) additional 5-year terms under the same terms and conditions set forth in the Agreement, provided that each 5-year extension term is affirmed by the Alexandria City Council after public hearing. If the Alexandria City Council determines that it shall not affirm a 5-year extension term, LESSOR shall give LESSEE at least one (1) year notice of termination of the Agreement, and all terms and conditions of the Agreement will remain in full force and effect between the date of said notice and the date of termination.
4. 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: \_\_\_\_\_  
**Mark B. Jinks**  
**City Manager**

Date: \_\_\_\_\_

**LESSEE:**  
**CELLCO PARTNERSHIP d/b/a Verizon Wireless**

WITNESS

\_\_\_\_\_

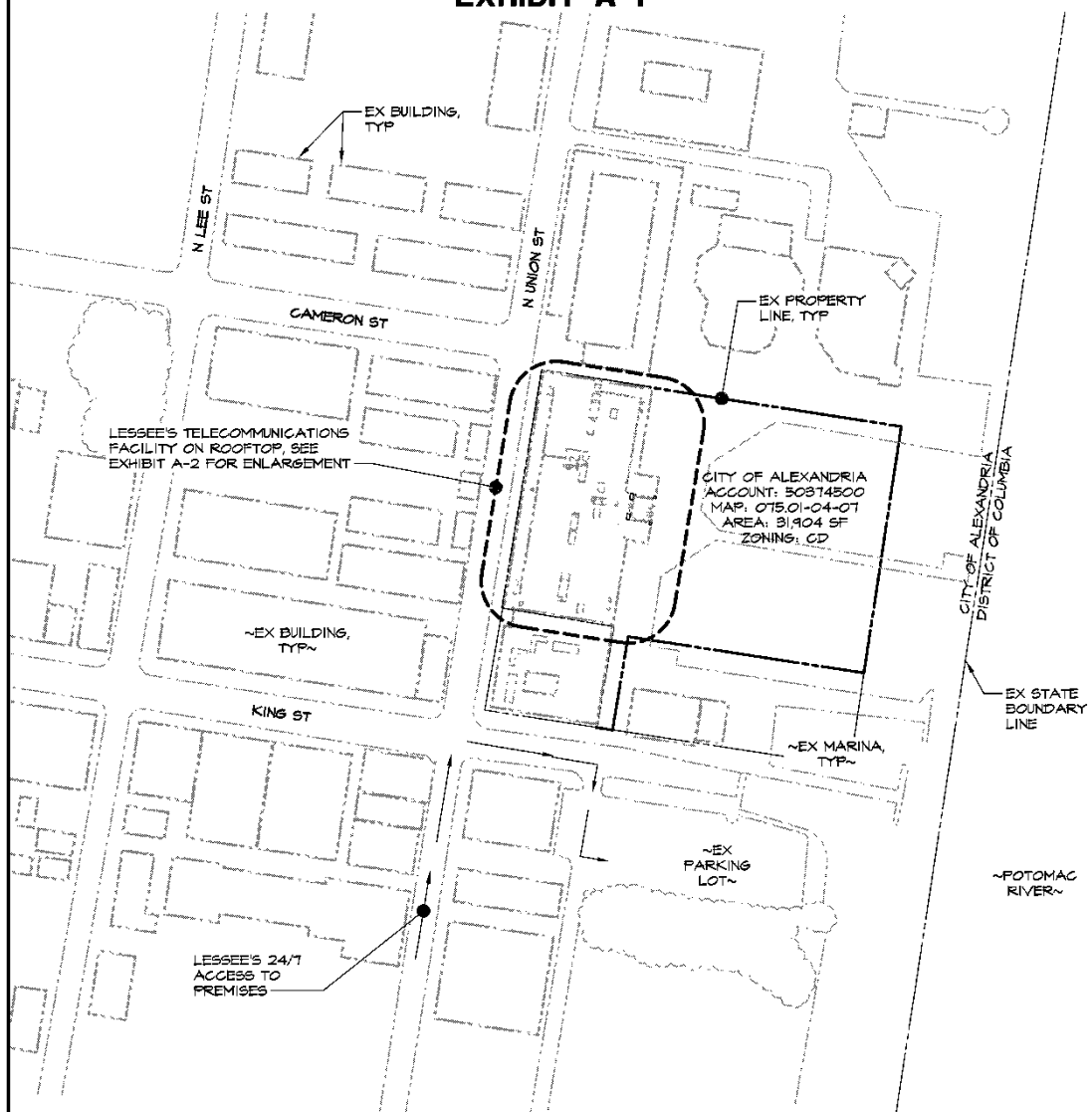
By: \_\_\_\_\_  
**Thomas O'Malley**  
**Director – Network Field Engineering**

Date: \_\_\_\_\_

**EXHIBIT "A (Revised 2017)"  
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'



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

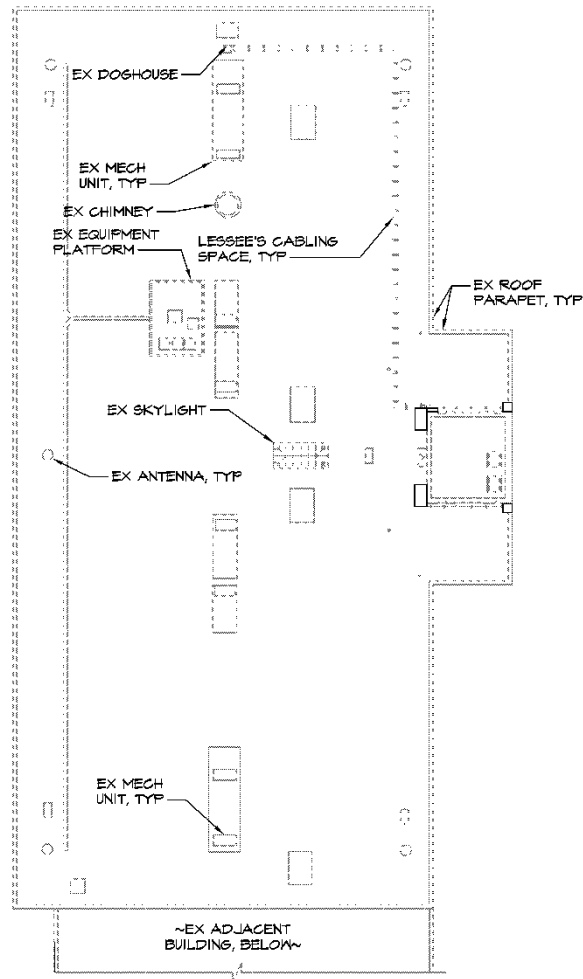
1220-C East Joppa Road, Suite 505  
Towson, Maryland 21286  
(410) 821-1690  
Fax (410) 821-1748

## ALEXANDRIA MARINA

**105 NORTH UNION ST  
ALEXANDRIA, VA 22314  
CITY OF ALEXANDRIA**

SCALE: AS NOTED	DATE: 09/01/17	DRAWN BY: DNT	DESIGN BY: BES	REVIEW BY: BES	JOB NO.: 19214.323
--------------------	-------------------	------------------	-------------------	-------------------	-----------------------

## EXHIBIT A-2

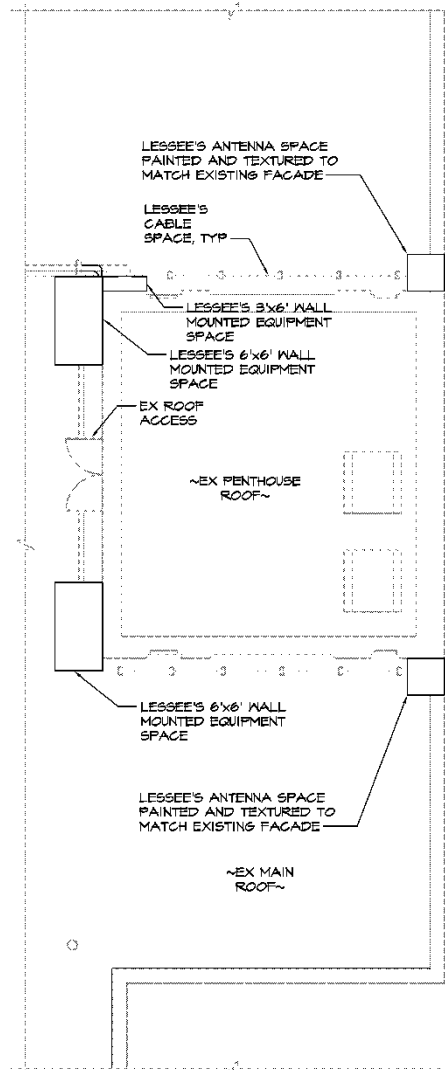


### ROOFTOP LAYOUT

SCALE: 1" = 40'



**PRELIMINARY  
FOR REVIEW ONLY**



### ENLARGED PENTHOUSE PLAN

SCALE: 1" = 10'



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

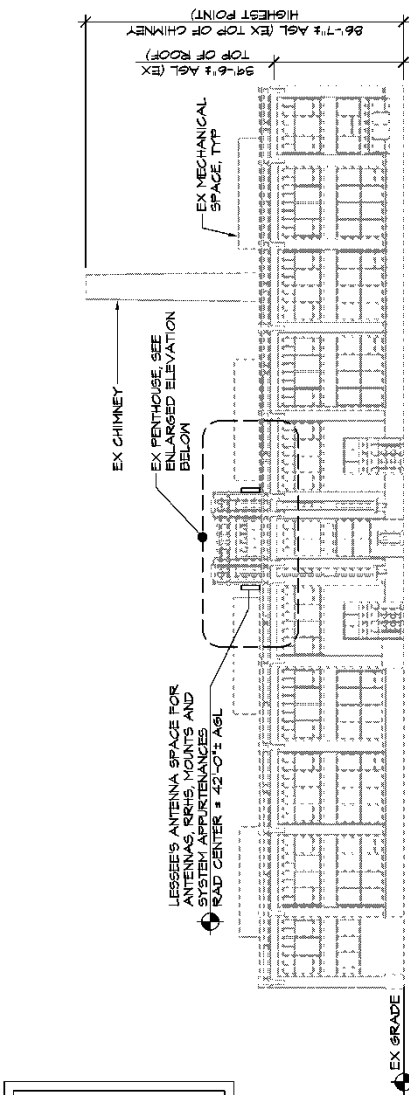
1220-C East Joppa Road, Suite 505  
Towson, Maryland 21286  
(410) 821-1690  
Fax (410) 821-1748

### ALEXANDRIA MARINA

**105 NORTH UNION ST  
ALEXANDRIA, VA 22314  
CITY OF ALEXANDRIA**

SCALE: AS NOTED	DATE: 09/01/17	DRAWN BY: DNT	DESIGN BY: BES	REVIEW BY: BES	JOB NO.: 19214.323
--------------------	-------------------	------------------	-------------------	-------------------	-----------------------

# EXHIBIT A-3



## EAST BUILDING ELEVATION

SCALE: 1" = 40'-0"

**PRELIMINARY  
FOR REVIEW ONLY**



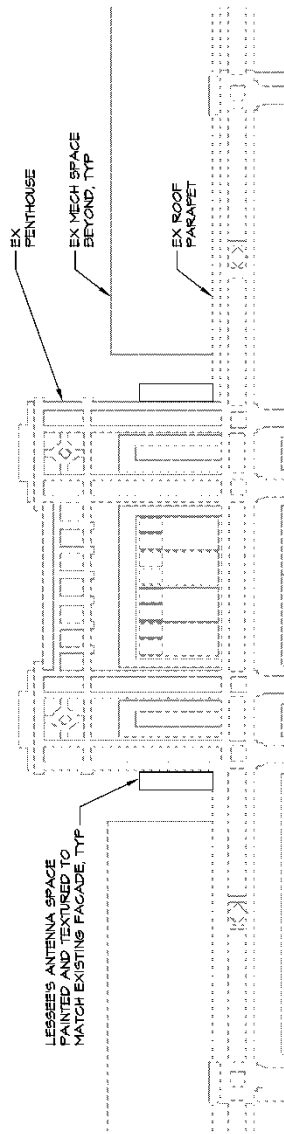
**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

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: AS NOTED	DATE: 09/01/17	DRAWN BY: DNT	DESIGN BY: BES	REVIEW BY: BES	JOB NO.: 19214.323
--------------------	-------------------	------------------	-------------------	-------------------	-----------------------



## PENTHOUSE ELEVATION

SCALE: 1" = 10'-0"