

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: \_\_\_\_\_  
**Mark B. Jinks**  
**City Manager**

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

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

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

WITNESS

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

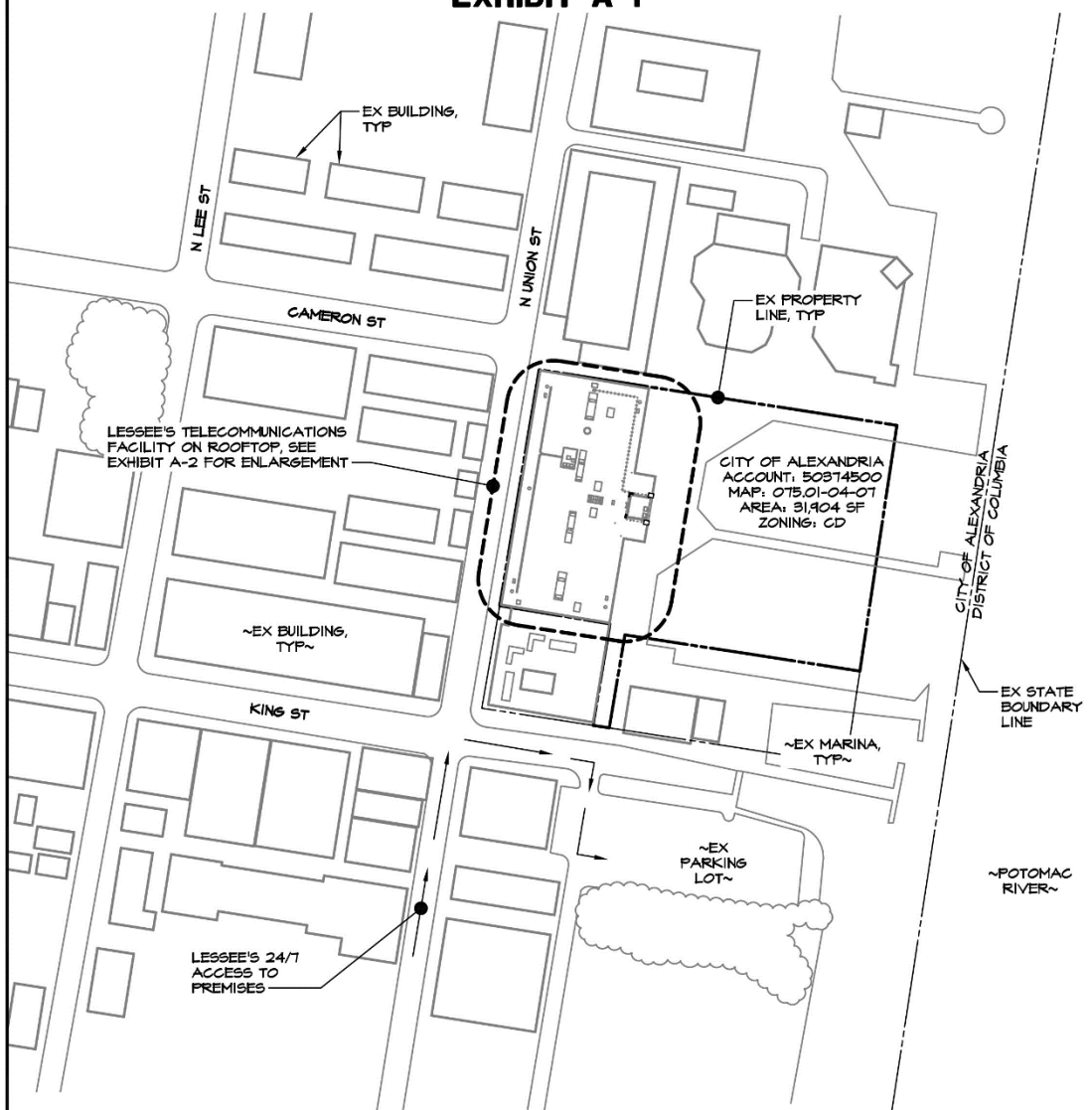
By: \_\_\_\_\_

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'



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

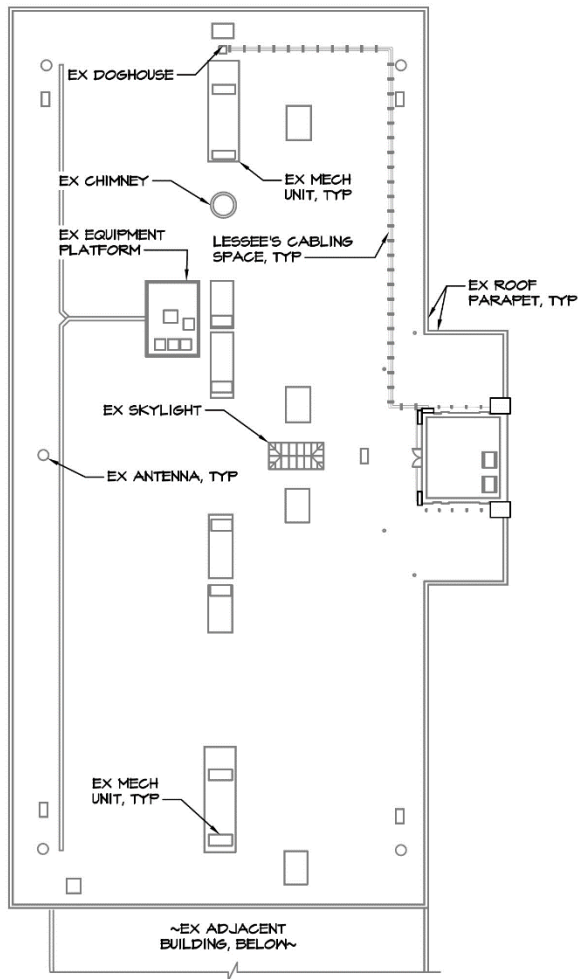
1220-C East Joppa Road, Suite 505  
Towson, Maryland 21286  
(410) 821-1690  
Fax (410) 821-1748

## ALEXANDRIA MARINA

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

SCALE: AS NOTED	DATE: 07/01/19	DRAWN BY: KTP	DESIGN BY: BES	REVIEW BY: BES	JOB NO.: 19214.323
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## EXHIBIT A-2

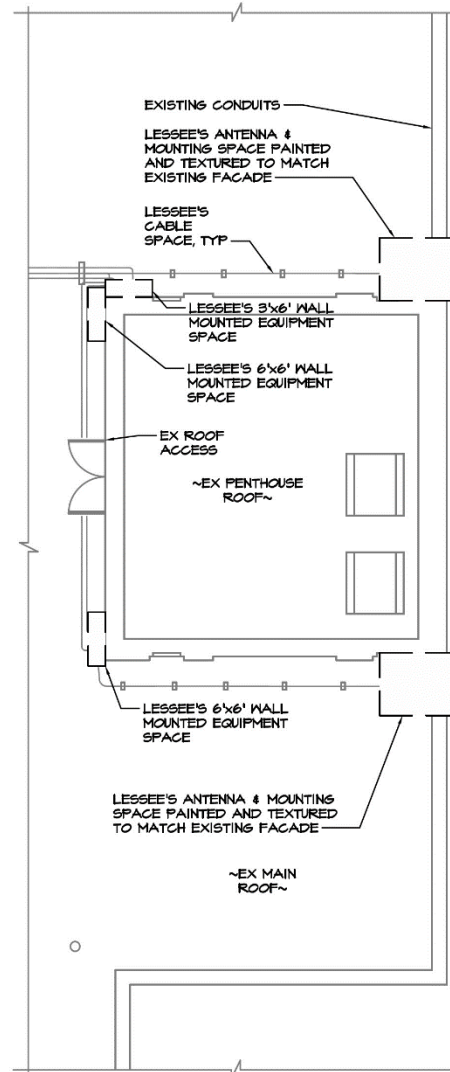


### ROOFTOP LAYOUT

SCALE: 1" = 40'



**PRELIMINARY  
FOR REVIEW ONLY**



### ENLARGED PENTHOUSE PLAN

SCALE: 1" = 10'



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

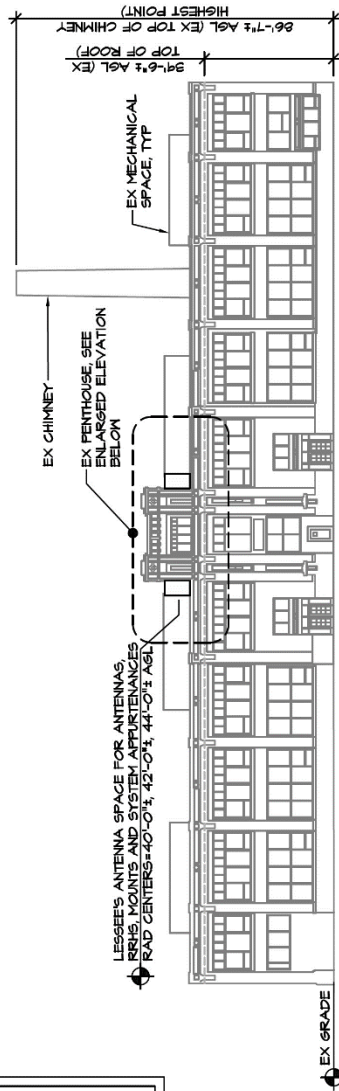
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# EXHIBIT A-3



## EAST BUILDING ELEVATION

SCALE: 1" = 40'-0"

**PRELIMINARY  
FOR REVIEW ONLY**

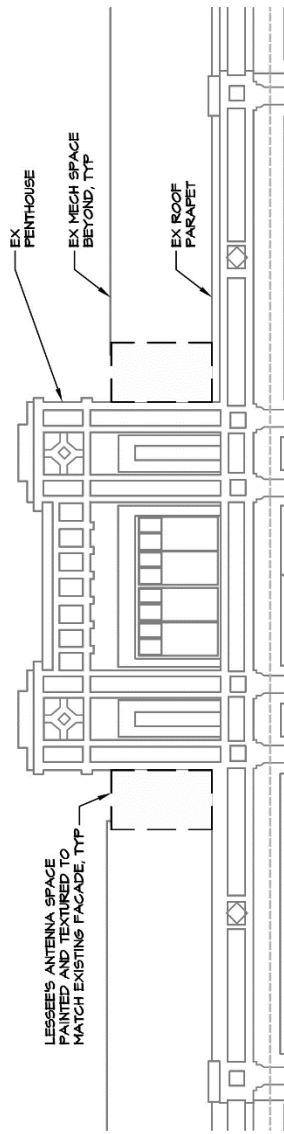


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## PENTHOUSE ELEVATION

SCALE: 1" = 10'-0"