

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 4</b>  <b>TO LEASE NO. GS-10B-06879 Bldg# ID4377</b>
<b>ADDRESS OF PREMISES</b> 2196 Channing Way, Idaho Falls, ID 83404-8034	<b>PDN Number: PS0026141</b>

THIS AGREEMENT, made and entered into this date by and between CHANNING SQUARE PROPERTIES, LLC

whose address is 2630 LEGENDS CIRCLE  
IDAHO FALLS, ID 83404-8034

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

WHEREAS, the parties hereto desire to amend the above Lease to approve change orders # 4 & 6, which exceed the Tenant Improvement Allowance, to be paid by Lump Sum Payment.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon the date of the government signature of this Amendment as follows.

**Paragraph 22 is hereby deleted in its entirety and replaced by the following:**

**22. TI COSTS OVER THE TENANT IMPROVEMENT ALLOWANCE & LUMP SUM PAYMENT**

The following change order costs have been reviewed and approved by the Government as fair and reasonable. The costs indicated below include all costs for labor, materials, fees, overhead, profit and any other costs required to complete this work. Lease Amendment #3 dated 6/18/13 provided approval for change order(s) 1, 2, 3 & 5. This lease amendment serves as further Notice to Proceed for change order(s) 4 & 6, as documented in the attached Exhibit A.


Continued on page 2

This Lease Amendment contains {3} pages.

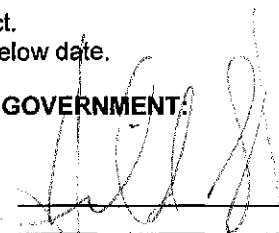
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

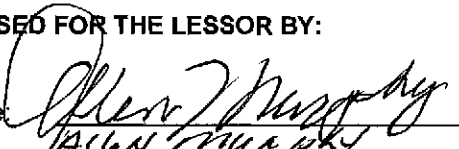
**FOR THE LESSOR:**

Signature:   
 Name: DIXIE MURPHY  
 Title: OWNER/MGR  
 Entity Name: CHANNING SQUARE LLC  
 Date: \_\_\_\_\_

**FOR THE GOVERNMENT:**

Signature:   
 Name: \_\_\_\_\_  
 Title: Lease Contracting Officer  
 GSA, Public Buildings Service  
 Date: JUL 23 2013 **Hilda Gonzalez**  
**Contracting Officer**

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: DIXIE MURPHY  
 Title: OWNER/MGR  
 Date: \_\_\_\_\_

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TI Change Orders with NTP Issued by Lease Amendment due to costs exceeding the TIA		
Change Order #1	ADD: Window @ entry vestibule	
Change Order #2	DEDUCT: Auto door closer on PI room	Deduction in CO#1
Change Order #3	ADD: Electrical Panel A-2 ADD: Outlet @ DMs Office for Monitor	
Change Order #5	ADD: Adjust Hallway at Room 104	
	<b>TOTAL CHANGE ORDER COSTS (LA 3)</b>	<b>\$7,872.29</b>
Change Order #4	ADD: [REDACTED]	
Change Order #6	ADD: Labor costs for tile installation	
	<b>TOTAL CHANGE ORDER COSTS (LA 4)</b>	<b>\$25,725.27</b>
	<b>TOTAL CHANGE ORDERS TO DATE:</b>	<b>\$33,597.56</b>

- I. A Notice to Proceed for Tenant Improvements, dated April 11, 2013, previously issued approved a total TI cost of: \$475,285.57.
- II. Further authorization for change order(s) 1, 2, 3 & 5 was issued via Lease Amendment #3 dated 6/18/13 making the total TI cost \$483,157.86.
- II. With the addition of Change Order(s) 4 & 6 outlined above, the new total TI cost is \$508,883.13, which exceeds the TIA of \$228,093.00, to be amortized over 10 years. The remaining costs for TI's over the TIA in the amount of \$280,790.13 will be paid via lump sum upon completion, inspection, and acceptance of the space; and upon receipt of an original invoice by the Contracting Officer.

The original invoice should be sent electronically to (www.finance.gsa.gov) **AND** must be sent directly to the GSA Finance Office at the following address:

General Services Administration  
 FTS and PBS Payment Division (7BCP)  
 P.O. Box 17181  
 Fort Worth, TX 76102-0181

A copy of the original invoice should be sent (electronic email ok) to the Contracting Officer at:

Hilda Gonzalez  
 Lease Contracting Officer  
 GSA  
 400 N. 15th St. SW  
 Auburn, WA 98001

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INITIALS:

LESSOR

&amp;

GOV'T

A proper invoice must include the following:

- Invoice Date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address and description, price, and quantity of the items delivered
- GSA PDN#/PS PS0026141

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

**All other terms and conditions remain in full force and effect.**

INITIALS:

  
LESSOR

&

  
GOVT