

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3 TO LEASE NO. GS-10B-06879 Bldg# ID4377
ADDRESS OF PREMISES 2196 Channing Way, Idaho Falls, ID 83404-8034	PDN Number: PS0026141

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 #1, 2, 3 & 5, which exceeds 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 added to the lease as follows:

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. This lease amendment serves as the Notice to Proceed for change order(s) 1, 2, 3 & 5, as documented in the attached Exhibit A.

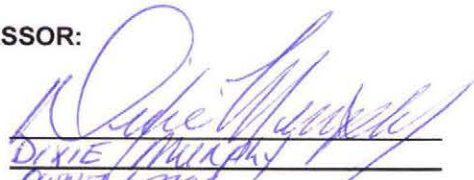
Continued on page 2

This Lease Amendment contains **(2)** 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.

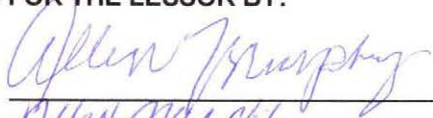
FOR THE LESSOR:

Signature: 
 Name: DIXIE MURPHY
 Title: OWNER/PRG
 Entity Name: CHANNING SQ LLC
 Date: _____

FOR THE GOVERNMENT:

Signature: 
 Name: Hilda Gonzalez
 Title: Contracting Officer
 Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: JUN 18 2013

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: Allen Murphy
 Title: OWNER/PRG
 Date: CHANNING SQ LLC

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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	
	TOTAL CHANGE ORDER COSTS (LA 3)	\$7,872.29
	TOTAL CHANGE ORDERS TO DATE:	\$7,872.29

- I. A Notice to Proceed previously issued for Tenant Improvements dated April 11, 2013 approved a total TI cost of: \$475,285.57.
- II. With the addition of Change Order 1, 2, 3 & 5 outlined above, the new total TI cost is **\$483,157.86**, 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 **\$255,064.86** 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 invoice for Change Order(s) 1, 2, 3 & 5 must reference the PS number below.

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

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

&


GOV'T