

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 3  TO LEASE NO. GS-10B-07287
ADDRESS OF PREMISES: 949 EAST 36 <sup>TH</sup> AVENUE ANCHORAGE, AK 99508 - 4328	PDN: PS0034481

**THIS AMENDMENT** is made and entered into between **949 E 36<sup>th</sup> AVENUE, LLC**.

whose address is: 1304 Southpoint BLVD, Suite 101  
Petaluma, CA 94954 - 7464

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 issue the Notice to Proceed (NTP) for Change Order No. 1 associated with 1<sup>st</sup> Floor expedited security work; and credit for Owner furnished security items.

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

Paragraph 7.05 TENANT IMPROVEMENTS EXCEEDING THE TENANT IMPROVEMENT ALLOWANCE & CHANGE ORDERS, is hereby added to the Lease.

*Continued on next page.*

This Lease Amendment contains 2 pages and Exhibit "A" contains 1 page.

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: 949 E 36<sup>th</sup> AVENUE, LLC**

**FOR THE GOVERNMENT:**

Signature: [Redacted]  
Name: John Ziegler  
Title: Member  
Entity Name: 949 E 36<sup>th</sup> Avenue, LLC  
Date: 6/8/2016

Signature: [Redacted]  
Name: Hilda Gonzalez  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 6/9/16

**WITNESSED FOR THE LESSOR BY:**

Signature: [Redacted]  
Name: William Smith  
Title: General Counsel  
Date: 6/8/16

The following Paragraph is hereby added to the Lease No. GS-10B-07287:

**Paragraph 7.05 TENANT IMPROVEMENTS EXCEEDING THE TENANT IMPROVEMENT ALLOWANCE & CHANGE ORDERS:**

**"TENANT IMPROVEMENTS EXCEEDING THE TENANT IMPROVEMENT ALLOWANCE & CHANGE ORDERS"**

- A. This Lease Amendment serves as the Lessor's Notice to Proceed (NTP) for completion of change order work as described in the Roger Hickel Contracting, Inc. Proposal dated February 25, 2015; attached hereto as Exhibit "A" (1 page); providing a credit to the Government in the amount totaling [REDACTED]
- B. The Government and the Lessor have agreed that the total cost of the Tenant Improvements including Change Order 001 equates to [REDACTED] as detailed below:

TI Pricing/ CO#	Description	Amount	Approval Letter Dated	Exhibit
	Lease Amendment No. 2 issued 4/5/2016; NTP with Tenant Improvements.	[REDACTED]	N/A	N/A
CO #1	Roger Hickel Change Order Proposal No. 30101. 1 <sup>st</sup> Floor expedited security work totaling \$3,420. Credit associated with Owner furnished security items totaling -\$32,545.	[REDACTED]	N/A	A
<b>TOTAL TENANT IMPROVEMENTS</b>		[REDACTED]		

- C. The Government hereby orders Tenant Improvements in excess of the Tenant Improvement Allowance, TI Overage. The approved prices for the TI Overage includes all costs for labor, all materials, overhead, profit, applicable sales tax, permitting and A/E fees, and interest to complete the work. The total costs for change orders exceeds the TIA included in the Lease and will be paid via lump sum upon completion of the work by the Lessor and inspection and acceptance of the space by the Government per the invoicing instructions in accordance with Lease Amendment No. 2, Paragraph 7.04.

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

INITIALS:

LESSOR

&

GOVT