

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 02 TO LEASE NO. GS-08P-LCO14753
ADDRESS OF PREMISES: 2306 Pikes Peak Avenue Colorado Springs, CO 80901	PDN Number: PS0036617

THIS AMENDMENT is made and entered into between **Pikes Plaza, LLC**

whose address is: **Box 2682**
Colorado Springs, CO 80901

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

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective 1/25/2017 as follows:


The Government agrees to reimburse the lessor up to **\$1,037,590.62** for construction related to the tenant improvement build out of space under the subject lease and in accordance with the breakout below.

This Lease Amendment contains 2 pages.

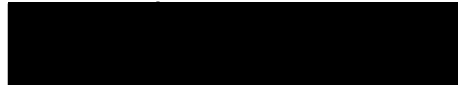
All other terms and conditions of the lease shall remain in force and effect.

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

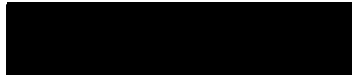
FOR THE LESSOR:

Signature: 
Name: Melanie Pedrick
Title: Owner
Entity Name: Pikes Plaza, LLC
Date: 1/26/17

FOR THE GOVERNMENT:

Signature: 
Name: Darrin Hotaling
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 1/31/17

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: W. Roberts Pedrick
Title: Owner
Date: 1/26/17

RWA Lump Sum Portion (Not to Exceed \$250,532.77)

Lease Amendment 1:	\$1,034,841.67
Change Order 25 B:	\$2,748.95
Total Project Cost	\$1,037,590.62

Upon completion and acceptance of the construction by the government, and upon receipt of an acceptable itemized invoice from the Lessor. Payment shall be forwarded to:

Pikes Plaza, LLC
Box 2682
Colorado Springs, CO 80901

1. The Vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN numbers **PS0036617** [Invoices submitted without the PDN are immediately returned to the Vendor.] Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at www.finance.gsa.gov. Vendors who are unable to process the invoices electronically, may mail the invoices to the following address: GSA, Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas 76102.

INITIALS: mm
LESSOR

&

JA
GOVT