

<b>GENERAL SERVICES ADMINISTRATION</b> <b>PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	<b>LEASE AMENDMENT No. 01</b>  <b>TO LEASE NO. GS-08P-LCO14753</b>
<b>ADDRESS OF PREMISES:</b>  2306 Pikes Peak Avenue Colorado Springs, CO 80901	<b>PDN Number: PS0036617</b>

**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 1/26/2017 as follows:

1. The Government agrees to reimburse the lessor up to **\$1,034,841.67** 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: \_\_\_\_\_

Title: \_\_\_\_\_

Entity Name: \_\_\_\_\_

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

*Melanie Pedrick*

*Owner*

*Pike Plaza, LLC*

*1/26/17*

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

*Darrin Hotaling*

*Lease Contracting Officer*

*GSA, Public Buildings Service,*

*1/31/17*

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

*W. Roberts Pedrick*

*Owner*

*1/26/17*

Tenant Improvement Allowance to be Amortized as Rent

Tenant Improvement Allowance:	\$631,557.85
BSAC Allowance:	\$155,500.00

RWA Lump Sum Portion (Not to Exceed \$247,783.82)

TI Allowance Overage:	\$82,800.95	
BSAC Allowance Overage:	\$100,120.41	
Change Order 4:		
Change Order 5:		
Change Order 7:		- CREDIT
Change Order 9:		
Change Order 10:		
Change Order 13:		
Change Order 14:		
Change Order 15:		
Change Order 19:		
Change Order 22:		
Change Order 23:		
Change Order 24:		
Change Order 25:		
Change Order 25A:		
Change Order 29:		

Total Project Cost	\$1,034,841.67
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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

2. 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](http://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: MMMP  
LESSOR

&

DA  
GOVT