

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-08P-LCO14891
ADDRESS OF PREMISES 1801 California Street Denver, CO 80202	PDN Number: PS0033771

**THIS AGREEMENT**, made and entered into this date by and between **BOP 1801 California Street LLC and BOP 1801 California Street II LLC**

whose address is: 1801 California Street  
Suite 200  
Denver, CO 80202

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: (i) acknowledge the total cost of the tenant improvements; (ii) acknowledge and approve requested change orders; and (iii) to order tenant improvements and approved change orders which exceed the tenant improvement allowance.

**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:

1. This Lease Amendment is your Notice to Proceed to furnish and install tenant improvements as required and outlined in RLP No. 4CO0395. The total cost for the tenant improvements is \$2,790,225.97 including agency requested change order detailed below and totaling \$780,194.95. Of the \$2,790,225.97 only \$2,628,131.47 has been amortized into the rent as tenant improvements at 6.0% for 180 months. The Government hereby orders the balance of \$162,094.50.

*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:**

**BOP 1801 California Street LLC and  
BOP 1801 California Street II LLC**

Signature: [Redacted]  
Name: David Sternberg  
Title: Executive Vice President  
Entity Name: BOP 1801 California Street LLC & BOP 1801 California Street II LLC  
Date: September 21, 2016

**FOR THE GOVERNMENT:**

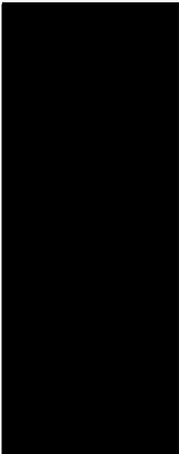
Signature: [Redacted]  
Name: Mark Pearce  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 9/21/16

**WITNESSED FOR THE LESSOR/RY:**

Signature: [Redacted]  
Name: Patrick Hilleary  
Title: Senior Vice President  
Date: September 21, 2016

2. This Lease Amendment is your Notice to Proceed to with the following agency requested change orders:

- Change Order No. 1 Contract KI to Furnish & Install Lightline Demountable Partitions
- Change Order No. 2 Change to upgrade ceiling tile from Ultima 1912 to Calla 2824
- Change Order No. 3 Duct Cleaning – Shell item
- Change Order No. 4 Added Insulation to Type 5 Partitions
- Change Order No. 5 Flooring Upgrades per 8-25-2016 email
- Change Order No. 6 Millwork Changes per Revised shop drawings
- Change Order No. 7 Change stair hand rail to wood and glazing cost
- Change Order No. 8 Additional floor prep for Flooring Upgrades
- Change Order No. 9 Sprinkler Relo / Plumbing  
Additional 364 2x2 light fixtures  
Saiber Saiber / MEP Fee  
Lessor PM Fee – Hard Costs Only  
Permit Fees  
Interior Agency Signage – Not to exceed estimate



**TOTAL COST OF CHANGE ORDERS**

**\$780,194.95**

3. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of [REDACTED] upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

Invoices shall be submitted to the Greater Southwest Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Lessors who are unable to process the invoices electronically, may mail the invoices to 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 invoice must be provided to the Contracting Officer at the following email address:

[tiffany.werkowitz@gsa.gov](mailto:tiffany.werkowitz@gsa.gov)

A proper invoice must include the following:

- Invoice date
- Unique invoice #
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0033771

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

4. The Lessor hereby waives restoration as a result of all improvements.

End of Lease Amendment No. 1

INITIALS:  LESSOR &  GOV'T