

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-03P-LDC00020
ADDRESS OF PREMISES The Portals III D Street Lobby Level 1201 Maryland Avenue SW Washington, DC 20024-6129	PDN Number: PS0039335

THIS AMENDMENT is made and entered into between

PARCEL 47D LLC

whose address is: 1201 Maryland Ave. SW,
Washington, DC 20024-6129

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 officially incorporate the Notice to Proceeds (NTPs) on RWA funds associated with Tenant Improvements (TI) overage and construction change orders.

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 upon execution by the Government as follows:

- A. This Lease Amendment (LA) formally and officially acknowledges the Notice to Proceed (NTP) previously issued in the total amount of \$320,572.73 in Reimbursable Work Authorization (RWA) funding for the Tenant Improvements overage and changed orders as outlined in Exhibit A. The proposals are hereby incorporated into the lease by reference.
- B. The Lessor shall furnish all labor, materials, tools, equipment, services and associated work to provide, complete and maintain said work outlined in Exhibit A.
- C. Five (5) Working days prior to the completion of work, please notify Mr. Gregg Pinsky, GSA Property Manager, to arrange for an onsite inspection.
- D. Upon completion of the work by the Lessor and Government's inspection and acceptance of said work outlined in Exhibit A, the Government shall pay the Lessor a one-time lump payment not to exceed \$320,572.73.

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

FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: _____
 Name: STEVEN GRIGG
 Title: PRESIDENT
 Entity Name: PARCEL 47D LLC
 Date: 11/20/17

Signature: _____
 Name: JOHN MCFADDEN
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 12-5-17

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: George Cantrell
 Title: VP, Managing Director
 Date: 11/29/2017

E. The Lessor may then submit a properly completed invoice to:
 General Services Administration (GSA)
 Greater Southwest Region
 P.O. Box 17181
 Fort Worth, TX 76102-0181
<http://www.finance.gsa.gov>

For an invoice to be considered proper, it must include the following:

- Be received after the execution of this LA;
- Reference the Pegasys Document Number (PDN) specified on page 1 of this LA;
- Include a unique, vendor-supplied, invoice number;
- Indicate the exact payment amount requested, and;
- Specify the payee's name and address. The payee's name and address must EXACTLY match the Legal Business Name or DBA associated with it in the www.sam.gov website.

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

A copy of the invoice must also be emailed to:

Ryan Ruggiero, GSA Lease Contracting Officer
Ryan.ruggiero@gsa.gov

Exhibit A – Change Orders (CO)				
CO #	Change Order Description	Sub-proposal	Lessor's Fee	Approved Amount
-	Tenant Improvement Overage			
CO#2	Installation of 4-post equipment rack			
CO#5	Access control equipment for one additional door			
-	Security overage costs			
CO#6	Additional outlet for security camera			
CO#10	Water fountain in public waiting area			
CO#13	Door scopes SSR room			
CO#16	Data drops for system furniture			
CO#17	DMP Parts 305 & 431 / keypad			
CO#18	Additional VCT tile to accommodate furniture layout			
CO#21	Relocate card reader inside the SSR room			
Total Approved RWA Funds				\$320,572.73

INITIALS:

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LESSOR

&

[Signature]
GOVT