

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3 TO LEASE NO. GS-04P-LFL62022
ADDRESS OF PREMISES Unit 508-518 a/k/a 12249 Pembroke Road, in the shopping center located at 12105 Pembroke Road, Pembroke Pines, FL 33025	PDN Number:

THIS AMENDMENT is made and entered into between Millbrook Properties, LTD

whose address is: 42 Bayview Avenue, Manhasset, NY 11030

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

WHEREAS, the parties hereto desire to establish the annual rent and the amount of actual Tenant Improvement Cost.

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 **July 25, 2016** as follows:

A. THIS LEASE AMENDMENT (LA) confirms the approval the change orders listed below, the Notice to Proceed for these Tenant Improvements for the space located on the building located at 12105 Pembroke Road, Pembroke Pines, FL 33025.

- Exhibit J- Security Cost: Total: [REDACTED]
- Change Order#1 (Permit Fees): Total [REDACTED]
- Change Order#4 (Hardware Changes): Total [REDACTED]
- Total Amount of Change Orders to be reimbursed to Lessor: [REDACTED]

B. The Total Amount for the Work inclusive of the amount above is a total amount of [REDACTED] that will be paid in a lump-sum amount after inspection and acceptance of the Tenant Improvement work by the Government, will be adjusted with a subsequent lease amendment to adjust the rent schedule.

C. Provided the premises is reasonably complete excepting the above Change Order work, GSA shall commence rent no later than September 1, 2016 via a later Lease Amendment issued upon space acceptance, which may occur after September 1, 2016 due to the above and pending changes.

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:

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: Jeffrey [REDACTED]
 Title: Asst. for [REDACTED]
 Entity Name: Fleming's Marketplace LLC
 Date: 8/5/16

Signature: _____
 Name: Kazi Rizvi
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: Pascal Spagna
 Title: Property Mgr.
 Date: 8/5/16

C. **THE LESSOR SHALL** furnish all labor, materials, tools, equipment, services and associated work to perform alterations in accordance with the standards set forth in the lease, the Government approved design and intent drawings, the 100% Construction Documents.

D. **UPON FINAL EXECUTION** of this LA, the Lessor shall develop a Construction Schedule within 10 Working Days. The Construction schedule shall be reviewed and approved by the Government. Progress meetings will be held weekly, as applicable.

E. All work shall commence on July 25, 2016 the Final completion of Punch list items shall be within (30) days of the date of substantial completion.

F. **THE LESSOR** shall notify the Lease Contracting Officer, Kazi Rizvi, in writing via e-mail Kazi.Rizvi@gsa.gov Ten (10) days before substantial completion to schedule and arrange an inspection. Said inspection and acceptance of such work by the Government shall occur within seven (7) calendar days of the Lessor's notification. Following the same, rent shall commence on the date contemplated in C. above, or earlier if the premises is substantially complete.

ALL OTHER TERMS AND CONDITIONS OF THIS LEASE SHALL REMAIN IN FORCE AND EFFECT.

INITIALS:


LESSOR

&

GOVT