

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LFL62163
LEASE AMENDMENT	
ADDRESS OF PREMISES 5511 SW 35th Drive Gainesville, FL 32608-5200	PDN Number: N/A

THIS AMENDMENT is made and entered into between Meridian Construction & Development

whose address is: 4460 Camino Real Way
Fort Myers, FL 33966-1135

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

WHEREAS, the parties hereto desire to amend the above Lease, effective September 18, 2017.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended upon the Government's execution of this Lease Amendment (LA) to issue Notice to Proceed (NTP) for the construction of Tenant Improvements (TI) and Building Specific Amortized Capital (BSAC) outlined in the bid received May 18, 2017 for the [REDACTED] at 5511 SW 35th Drive, Gainesville, FL 32608-5200 (attached on Page 3 below).

- I. This Notice to Proceed is issued for the NOT-TO-EXCEED amount of \$999,770.50 (\$690,706.85 for TI and \$309,063.65 for BSAC). \$579,058.48 (\$372,458.48 for TI and \$206,600.00 for BSAC) of the Notice to Proceed amount shall be amortized at a rate of five-point-nine-five percent (5.95%) over the ten-year firm term of the Lease in accordance with Paragraph 1.03 of the Lease. The remaining amount of \$420,712.02 will be paid via lump sum by the Government upon completion and acceptance of the Tenant Improvements.
- II. In accordance with Lease Paragraph 1.09, the final amount of Tenant Improvement Rent will be determined once the Tenant Improvements are complete and accepted by the Government as evidenced by a fully executed Lease Amendment. The fully executed Lease Amendment confirming acceptance of the Tenant Improvements will contain the final rent table and commission credit.

This Lease Amendment contains 4 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: [REDACTED]
Name: LYNNE MURPHY
Title: PRES
Entity Name: MERIDIAN CONSTRUCTION
Date: 09-18-17

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: KAZI RIZVI
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 9.18.2017

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: Kurt Germaine
Title: Office Manager
Date: 9/18/17

- III. By acceptance of this LA, the Lessor further substantiates that no further costs associated with the building shell items have been knowingly included in the tenant improvement pricing. If there are additional change orders to the original construction cost, they will also be incorporated by Lease Amendment and a notice to proceed will be issued.
- IV. The Lessor waives all restoration rights.
- V. Invoice instructions:

The preferred way to submit an invoice to GSA for payment is electronically via the Internet. Please register as a vendor initially and receive a password at www.finance.gsa.gov/vendors and follow the directions for invoice submittal. If you have any difficulty, please contact the Contracting Officer.

A proper invoice must include:

An invoice number provided by the Contracting Officer. Please include this number: _____
Name of your Business Concern and Invoice Date
Lease Contract No., Lease Amendment No. ____, and Building Location
Description and Price of items in conformance with this Lease Amendment.

If the invoice is not submitted on company letterhead, it must be signed by the person(s) with whom the lease contract is made.

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INITIALS:  LESSOR &  GOV'T