

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-04B-62391
ADDRESS OF PREMISES City Center, 100 Second Avenue South, St. Petersburg, Florida 33701-4360	PDN Number:

**THIS AMENDMENT** is made and entered into between **CITY CENTER STF LP**

whose address is: 2701 Maitland Center PKWY, STE 225, Maitland, FL 32751-7409

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

**WHEREAS**, the parties hereto desire to amend the above Lease contract.

**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. The Government hereby accepts the Lessor's proposal to provide, install, and maintain the change orders totaling \$11,323.32 (total change order cost of [REDACTED] less a credit of [REDACTED], which was provided to the Government for carpeting), as agreed to by all parties in accordance with the Lease terms, the Lessor's proposal, and the scope of work provided including Exhibit B (1 page).

B. The cost shall include all necessary labor, materials, and equipment required to complete the tenant improvements. Completion of the tenant improvements is required within thirty (30) calendar days of the Lessor's receipt of the fully executed Lease Amendment 3.

C. All tenant improvements shall be incorporated into the construction drawings (where necessary for permitting) and submitted to the Government for review prior to the commencement of work. In addition, these tenant improvements shall be incorporated into the final as built drawings and submitted to the Government within thirty (30) calendar days of completion of the work by the Lessor and acceptance of the work by the Government.

This Lease Amendment contains two (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

FOR THE LESSOR:

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: VP/ Director of Operations  
 Entity Name: Tower Realty & Asset Management, LLC  
 Date: August 4, 2014 Manager for  
City Center STF LP

FOR THE GOVERNMENT:

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: Lease Contracting Officer  
 GSA: Public Buildings Service  
 Date: 8/15/14

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: Communications Media Spec.  
 Date: 8/14/14

D. Upon completion, inspection, and the GSA's acceptance of the tenant improvements, a properly executed invoice requesting a lump sum payment in the amount of \$11,323.32 must be submitted electronically to GSA Finance and a copy of the invoice submitted to the Contracting Officer at:

General Services Administration  
7771 W. Oakland Park Boulevard, Suite 119  
Sunrise, FL 33351-6737

Payment will be made electronically through the finance website [www.finance.gsa.gov](http://www.finance.gsa.gov). The Lessor is responsible for visiting this website and applying for a login and password. After acceptance by the Government the Lessor shall follow the instructions posted on that website to submit their invoice electronically. Assistance in navigating the website or submitting the invoice can be found by calling (817) 978-2408 or by email at [FW-Paymentssearch.finance@gsa.gov](mailto:FW-Paymentssearch.finance@gsa.gov).

For an invoice to be considered proper, it must:

- a. Be received after the acceptance of the work by the General Services Administration.
- b. Include an invoice date, a unique, vendor-supplied invoice number AND GSA Supplied PS Number.
- c. Indicate the exact payment amount requested.
- d. Specify the payee's name and address.
- e. The payee's name and address must EXACTLY match the Lessor's name and address listed above.
- f. Include the Lease contract number, building address, and a description of the work provided, price, and quality of the item(s) delivered.

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

E. The Lessor hereby waives restoration as a result of improvements.

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INITIALS:

  
LESSOR

&

  
GOVT