

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-04B-62411
<b>LEASE AMENDMENT</b>	
ADDRESS OF PREMISES 900 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324-3920	PDN Number:

**THIS AMENDMENT** is made and entered into between Duke Realty Limited Partnership

whose address is: 600 E. 96<sup>TH</sup> Street, Suite 100, Indianapolis, IN 46240

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

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

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective September 20, 2013, as follows:

- I. Upon full execution of Lease Amendment #3, the Government hereby issues Notice to Proceed for additional Tenant Improvements (TI) of Change Order #1. The Lessor shall provide all the materials, labor, and services required to provide for the completion of the Tenant Improvements depicted and according to the Exhibit "A". The total cost for the change order is not to exceed \$96,203.51.
- II. The [REDACTED] has chosen to buy down a portion of the custom TI, in the amount of \$69,569.76. The Government and the Lessor have agreed that the total cost of the Tenant Improvements not amortized in the rent is \$242,427.97 (\$172,732.58 + \$69,569.76) and shall be paid by a lump-sum payment upon completion, inspection and acceptance of the space by the Contracting Officer.

DESCRIPTION	COST
<b>Change Order Total</b> (\$26,633.75+\$69,569.76)	<b>\$96,203.51</b>
<b>Tenant Improvements Total</b>	<b>\$590,388.26</b>
<b>Tenant Improvements Amortized in Rent</b>	<b>\$347,960.29</b>
<b>Lump Sum Payment to Lessor</b>	<b>\$242,427.97</b>

This Lease Amendment contains 4 page.

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:**

DUKE REALTY LIMITED PARTNERSHIP, an Indiana limited partnership  
Duke Realty Corp

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: Senior Vice President  
 Entity Name: DRLP  
 Date: 9/30/2013

F [REDACTED]  
 S [REDACTED]  
 N [REDACTED]  
 T [REDACTED]  
 G [REDACTED]  
 Date: 9/20/13

**WITNESSED FOR THE LESSOR BY:**

Signature: [REDACTED]  
 Name: [REDACTED]  
 Title: EAA  
 Date: 9/30/13

DESCRIPTION	COST
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Ceramic Tile (Main reception area)	[REDACTED]
3 Fire Dampers (Weapons storage room)	[REDACTED]
[REDACTED]	[REDACTED]
Data Cabling Upgrade (Additional drops per office)	[REDACTED]
Duke Fee and Insurance	[REDACTED]
<b>Change Order #1 Total</b>	<b>\$26,633.75</b>

- III. To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall include the invoice date, the name and address of the Lessor, the lease number, the building address, this LA # and GSA PDN #.
- The original invoice must be submitted directly to the GSA Finance Office. 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 the website to submit their invoice electronically. Assistance in navigating the website or submitting the invoice can be found by phone at (817) 978-2408 or by email at [FW-Paymentsearch.finance@gsa.gov](mailto:FW-Paymentsearch.finance@gsa.gov). If unable to process the invoice electronically, Lessor may mail the invoices to the following addresses:
- |  |  |
|--|--|
| Lessor shall submit original invoice directly to:<br>General Services Administration<br>FTS and PBS Payment Division (7BCD)<br>Fort Worth, TX 76102-0181 | Lessor must copy Contracting Officer at:<br>General Services Administration<br>7771 W. Oakland Park Blvd. Suite 119<br>Sunrise, FL 33351 |
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- IV. The occupying tenant agency does not have the contractual authority to enter into any agreements with the Lessor or the Lessor's representatives for improvements, changes or modifications of this lease agreement unless, approved by a GSA, Contracting Officer. To enter into such agreements with the occupying tenant agency may result in unrecoverable costs for the Lessor.

INITIALS:

LESSOR

&amp;

GOV'T