

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LGA00094
	BUILDING NO. GA1175zz
ADDRESS OF PREMISES: 5870 OAKBROOK PARKWAY NORCROSS, GA 30093-1846	PDN Number: PS0038347

THIS AMENDMENT is made and entered into between Rooker Properties, LLC

whose address is: 445 Bishop Street, Suite 200
Atlanta, GA 30318

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 provide formal Notice to Proceed for Tenant Improvements, Building Specific Amortized Capital (BSAC) improvements, and establish the completion date per the approved construction schedule.

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 government execution as follows:

Paragraph 7.02 is hereby added:

7.02 NOTICE TO PROCEED FOR TENANT IMPROVEMENTS AND LUMP SUM PAYMENT PROCEDURES


- A. The Government has reviewed the Construction documents produced by Rooker Properties, LLC dated April 6, 2017 and hereby provides official Notice to Proceed with Tenant Improvements. In accordance with Lease Section 1.06, A, Rent and Other Considerations (SEPT 2015), said Tenant Improvements shall be constructed within the Tenant Improvement Allowance of \$145,998.00 which is amortized at a rate of four (4 %) percent per annum over five (5) years.

This Lease Amendment contains 3 pages, plus Exhibits


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.

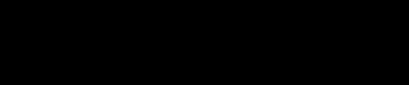
FOR THE LESSOR:

Signature: 
 Name: John Rooker
 Title: MANAGER
 Entity Name: ROOKER PROPERTIES, LLC
 Date: 5-15-17

FOR THE GOVERNMENT:

Signature: 
 Name: Michael Monaghan
 Title: Contracting Officer
GSA, Public Buildings Service
 Date: 5-15-17

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: John W. Braswell
 Title: Senior Vice President
 Date: 5/19/17

DUNNS No.: 832801414

- B. In accordance with Lease Section 1.06, A, Rent and Other Considerations (SEPT 2015), said Building Specific Amortized Capital (BSAC) improvements shall be constructed within the BSAC allowance of \$17,510.00 which is amortized at a rate of four (4%) percent per annum over five (5) years.
- C. 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) and the Notice to Proceed is issued for the NOT TO EXCEED amount of **one-million-three-hundred-twenty-five-thousand-six-hundred-ninety-seven (\$1,325,697.01) and 01/100 Dollars** in accordance with the specifications detailed in Lease LGA00094, in accordance with the specifications of the 100% Construction Drawings, dated Feb. 10th, 2017, and in accordance with the Final Pricing Proposal dated April 7, 2017. Please be advised that any alterations that exceed the cost specified above will be the financial responsibility of the Lessor unless further approved and amended in writing by the GSA Lease Contracting Officer.
- D. The Lessor shall furnish all labor, materials, equipment, design, professional fees, permit fees, inspections fees, utilities, construction cost and services and all other similar cost and expenses associated with the alterations to the space

E. RWA PAYMENT PROCEDURE

A properly executed original invoice, in the amount of **one-million-one-hundred-seventy-nine-thousand-six-hundred-ninety-nine (\$1,179,699.01) and 01/100 Dollars** shall be forwarded to the GSA Finance Office electronically on the Finance website at <http://www.finance.gsa.gov/defaultexternal.asp> and a copy will be provided to the GSA Lease Contracting Officer. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408. If you are unable to process the invoice electronically you may mail the original invoice to the following address:

General Services Administration
 FTS and PBS Payment Division (7BCP)
 P.O. Box 17181
 Fort Worth, Texas 76102-0181

A copy of the invoice must be provided to the Lease Contracting Officer at the following address:

General Services Administration
 Attn: Michael Monaghan
 Lease Contracting Officer
 77 Forsyth Street
 Atlanta, GA 30303

For an Invoice to be considered proper, it must:

1. Be received after the execution of the Lease Amendment and included in the final Invoice
2. Reference the PEGASYS Document Number (PDN): PS0038347
3. Include a unique, vendor supplied, invoice number.
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address. Payee's name and address must EXACTLY match the Lessor's name and address listed above.
6. Include the lease number: GS-04P-LGA00094
7. Include invoice date.
8. Include description, price, and quantity of work or services delivered.
9. Name, title, phone number and mailing address of person to be notified in the event of a defective invoice.

INITIALS: DMK & [Signature]
 LESSOR & GOVT

