

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. 2 TO LEASE NO. GS-04P-LGA60413
	ADDRESS OF PREMISES 134 Juniper Ct. Brunswick, GA 31520-1944

THIS AMENDMENT is made and entered into between Sheamus Nichols, LLC

whose address is: 109 Ravenswood Ct.  
Petaluma, CA 94952-4782

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 upon the Government's execution of this Lease Amendment (LA) to: increase the Notice-to-Proceed amount issued in LA 1 for the [redacted] at 134 Juniper Ct., Brunswick, GA 31520-1944.

- I. This Notice to Proceed (NTP) increases the NOT-TO-EXCEED amount in LA #1 from \$341,799.19 (\$337,199.19 for the TI and \$4,600.00 for the BSAC) to \$383,158.24 for the scope outlined in the bid summary on Page 4 of this Lease Amendment. This amount includes \$4,600.00 for the Building Specific Amortized Capital (BSAC) to install shatter resistant window film on the exterior windows of the Premises. Of the NTP amount, \$35,119.61 is allocable to the [redacted] portion of the Premises and will be amortized at a rate of 5.25% over the remaining firm term of the Lease. Of the NTP amount, \$348,038.63 is allocable to the [redacted] District Office (DO) portion of the Premises of which \$284,308.21 will be amortized over the remaining firm term of the Lease at a rate of 5.25% with the remaining \$59,130.43 paid via lump sum. Upon completion and acceptance of the TI and BSAC improvements, the TI amounts will be amortized at a rate of 5.25% over the remaining firm term of the Lease, and the BSAC amount will be amortized at a rate of zero percent (0%) over the remaining firm term of the Lease as of the date of acceptance, in accordance with Paragraph 1.03 and 1.09 of the Lease and the final rent table established based on the final amount of TI used for the project.
- II. 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.
- III. The Lessor waives all restoration rights.

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: Michael Robin  
Title: Managing Engineer  
Entity Name: Sheamus Nichols, LLC  
Date: 7-27-17

FOR THE GOVERNMENT:

Signature: [redacted]  
Name: Darnell Chavis  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, 8/1/17  
Date: \_\_\_\_\_

WITNESSED FOR THE LESSOR BY:

Signature: [redacted]  
Name: Stobacca Celli  
Title: Administrative Asst  
Date: 7-27-17

- IV. The exact amount of the commission in Paragraph 1.04 of the Lease will be finalized in the Lease Amendment accepting the Tenant Improvements and BSAC based on the actual amount of Tenant Improvement Allowance and BSAC expended and the remaining firm term of the Lease as of the date of their acceptance.

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INITIALS: WPK & DC  
LESSOR GOVT