

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-06P-LIA31048
LEASE AMENDMENT	
ADDRESS OF PREMISES 600 4 TH STREET Sioux City, IOWA 51101-1750	PDN Number:

THIS AMENDMENT is made and entered into between **4TH STREET CENTRE, LLC**

whose address is: **4TH STREET, SIOUX CITY, IOWA 51101-1750**

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

WHEREAS, the parties hereto desire to amend the above Lease GS-06P-LIA31048 to give the "Notice to Proceed" for construction.

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 as follows:

1. Notice to Proceed: This Lease Amendment (LA) is the Notice to Proceed to construct all tenant improvements as specified within the lease GS-06P-LIA31048 and all associated documents, and as contained in those construction documents created by Plan Architecture referenced as Project – HOCHUNCK CENTER RENOVATION FOR: [REDACTED] SIOUX CITY, IOWA which contains drawings (A0.0, A0.1, A1.1, A1.2, A2.1, A2.2, A2.3, A2.4, A3.1, A3.2, A3.3, A3.4, A3.5, S1.1, M1, M2, M3, M4, M5, M6, M7, E1, E2, E3 & E4) and dated 5/19/2015. The total cost for the complete build out of all Tenant Improvements inclusive of any and all A&E fees, Mechanical fees, Project management fees, Lessor profit, and overhead, and any and all other cost for \$415,572.49. Of the total cost for the tenant improvements, \$415,572.49 shall be amortized in the rent as per the terms of the lease. Any cost above the approved \$415,572.49 TI for construction, would be considered a change order and must be approved in advance by the Contracting Officer.
2. The lease requires completion of the construction no later than seventy-five (75) working days from the Notice to Proceed.
3. Upon final execution of this LA, lessor shall develop a construction schedule and submit it to the lease contracting officer (LCO) within one (1) calendar day. The construction schedule shall be reviewed and approved by the Government. Progress meetings will be held, as determined by the LCO.

This Lease Amendment contains 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 below date.

FOR THE LESSOR:

Signature: [REDACTED]
Name: [REDACTED]
Title: Managing Member
Entity Name: 4th St Centre, LLC
Date: 7-15-15

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: [REDACTED]
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 7/20/15

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: Alicia Soggs
Title: Dir. of Dev.
Date: 7-15-15

4. Ten (10) working days prior to the Lessor's determination that the space is substantially complete, the lessor shall notify the Government to arrange an inspection.

A subsequent Lease Amendment shall be issued upon Government acceptance of the space to restate the rent and lease commencement date.

All other terms and conditions of the lease shall remain in force and effect.

INITIALS: DJ & [Signature]
LESSOR GOV'T