

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. **GS-10B-07361** BLDG NO. **ID4362ZZ**
PDN NO. **PS0032173, RR#: RR20150618000**

ADDRESS OF PREMISES

University Plaza, 960 S Broadway Ave., Suite 430, Boise, ID 83706-3600

THIS AGREEMENT, made and entered into this date by and between Pitchfork Management Group

Whose address is 250 South 5th Street, 2nd Floor, Boise, ID 83702-7713

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 order firm fixed price tenant improvements.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said lease is amended, effective July 1, 2015, as follows:

Lease Amendment (LA) Number 2 is issued to incorporate the remodel and alterations at the University Plaza. Details of the cost proposal, statement of work and pricing information are attached as Exhibit A, Pages 1-15. The Lessor or their contractor(s) shall furnish and install all material, equipment and labor necessary to complete the alterations for the project based on mutually approved plans, budgets and schedules.

Warranty: The Lessor shall warranty the tenant improvements for one year and shall maintain the tenant improvements in accordance with Standard Form 2 GS-10B-07361 with Lease Amendments 1 through 2, and GSA Form 3517 General Clauses.

Restoration: The Lessor waives any and all rights of restoration against the Government concerning the tenant improvements completed with this Lease Amendment. At the Lessor's expense, the Lessor shall restore to original condition anything damaged by the work performed.

Site Conditions: The Lessor shall maintain worksite conditions in accordance with Lease Amendment Number 2 and standard OSHA requirements. The Lessor shall prevent injuries to individuals conducting business in and adjacent to the work area.

Acceptance: The Lessor shall request a final inspection upon project completion. Upon receipt of the request, an appointed GSA Contracting Officer Representative shall inspect the worksite within 14 calendar days and shall inform the Lessor of acceptance of the tenant improvements or actions required to gain acceptance. The Lessor shall furnish contractor and inspection reports, as-built drawings, permits, and all other applicable deliverables upon written notice of the Government's acceptance of the tenant improvements.

Cont. on Page 2

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE
Signature: _____
Name: Den Shate
Title: Property Manager / Agent
Entity Name: Pitchfork Management Group
Date: 6-25-15

FOR THE
Signature: _____
Name: TERRIA HEINRICH
Title: Lease Contracting Officer
Entity Name: GSA, Public Building Service
Date: 7/1/15

WITNES
Signature: _____
Name: Betsy Carver

Title: Asst. Property Manager
Date: 6-25-15

