

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 2

TO LEASE NO. GS-10P-LID07478

PDN #PS0034028

**ADDRESS OF PREMISES**

3003 W Main Street, Boise, ID 83702

**THIS AGREEMENT, made and entered into this date by and between**

**TRINITY, LLC.**  
whose address is

1108 E Lewis Street, Boise, Idaho 83712

**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 tenant improvements which exceed the tenant improvement allowance (TIA).

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

- I. In separate correspondence dated January 15, 2016, the Government has issued a Limited Notice to Proceed for Tenant Improvements in the amount of **\$409,864.68** of the TIA of **\$466,902.80**. The total costs for tenant improvements are **\$1,232,864.97**. Based on this the Government hereby orders the balance of **\$765,962.17**.
- II. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of **\$765,962.17** upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

Continued on Page 2

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

**FOR THE LESSOR:**

Signature: \_\_\_\_\_  
Name: Eric W Nelson  
Title: Contracting Officer  
Entity Name: Trinity, LLC  
Date: 1-28-2016

**FOR THE GOVERNMENT:**

Signature: \_\_\_\_\_  
Name: Michael J O'Brien  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 1/28/16

**WITNESSED FOR THE LESSOR BY:**

Signature: \_\_\_\_\_  
Name: KAYL BEERS  
Title: Notary - expires 1-30-2018  
Date: 1-28-2016

The invoice should be submitted electronically to ([www.finance.gsa.gov](http://www.finance.gsa.gov)) with a courtesy copy to [michael.i.obrien@gsa.gov](mailto:michael.i.obrien@gsa.gov) or sent to the addresses below:

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

Courtesy Copy Address:  
General Services Administration  
c/o Michael J O'Brien  
400 15<sup>th</sup> Street SW 10PTE  
Auburn, WA 98001-8599

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # **PS0034028**

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

III. The Government-approved Tenant Improvement Cost Summary which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Exhibit LA2-A (1 pages).

IV. The Lessor hereby waives restoration as a result of all improvements

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

---

INITIALS: an Lessor SMM Government

Lease Amendment Form 07/12