

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 5
	TO LEASE NO. GS-05P-LMN19281
ADDRESS OF PREMISES 250 MARQUETTE AVENUE MINNEAPOLIS, MN 55401-2183	PDN Number: PS0037907

THIS AMENDMENT is made and entered into between FRM Associates, LLC

whose address is: 250 Marquette Avenue, Suite 200
Minneapolis, MN 55401-2183

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 a Notice To Proceed for Change Orders no. 4 & 5 located in Exhibit 'A'

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 execution by the Government as follows:

- 1) You are hereby authorized to proceed with Change Orders no. 4 & 5 attached as Exhibit 'A' in the total amount not to exceed [REDACTED] Total cost includes all Lessor fees, overhead and profit. Per this Lease Amendment the Change Orders have been reviewed and found fair and reasonable.

You are hereby authorized to proceed with construction of tenant improvement for the following changes:

C/O #	Date	Description	Amount
4	6/19/2017	Doorbell at Main Entry	
5	6/19/2017	Suite Entry and Interior Office Signs	
TOTAL			

This Lease Amendment contains 11 pages including Exhibit 'A'

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:

FRM ASSOCIATES LLC

Signature: [REDACTED]
 Name: Ernest M. Rege
 Title: Vice President
 Entity Name: FRM ASSOCIATES, LLC
 Date: 6-26-2017

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: JASON BAZARNO
 Title: Lease Contracting Officer
 GSA, Public Buildings Service,
 Date: 6/28/17

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: EMILY BOESEN
 Title: PROPERTY ADMINISTRATOR
 Date: 6/28/17

The total amount of (lump sum payment) of [REDACTED] will be paid in a one-time lump sum payment to the Lessor upon substantial completion, inspection, and acceptance of the work by the authorized Government representative and receipt of an invoice for the work by the Lease Contracting Officer or designated representative.

Thus far, the total one time lump sum payment that will be paid to the Lessor upon substantial completion, inspection, and acceptance for PS# 0037907 is as follows:

Lease Amendment No.	Description	Lump Sum Payment
2	TI - Notice To Proceed For Construction	\$334,066.10
4	Change Orders No 2 & 3	[REDACTED]
5	Change Orders 4 & 5	
Total Lump Sum Payment to Lessor		\$344,437.18

Regarding the lump sum payment for this project, please follow these instructions:

The original invoice must be submitted directly to the GSA Finance office electronically on the Finance website at <http://www.finance.gsa.gov/defaultexternal.asp> and a copy provided to the GSA Project Manager. 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, TX, 76102-0181

The Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. The invoice shall reference the number PS0037907

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Project Manager at the following address:

General Services Administration
ATTN: Jason Bazarko
230 South Dearborn Street, Suite 3300
Chicago, IL 60604

INITIALS:


LESSOR

&


GOVT