

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT NO. 3	
	TO LEASE NO. GS-05P-LMN19326	
ADDRESS OF PREMISES 250 MARQUETTE AVENUE MINNEAPOLIS, MINNESOTA, 55401-2183	PDN Number: PS0036610	Page 1 of 2

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

whose address is: 250 MARQUETTE AVENUE
Minneapolis, Minnesota 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 formally issue a Notice to Proceed with Change Orders and provide Lump Sum payment procedures.

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 Govt Execution, as follows:

A. NOTICE TO PROCEED FOR CHANGE ORDERS

The Government has reviewed Change Order 1, 2A, and 2B, submitted on January 30, 2017 and approves the change orders for a total cost of **\$15,139.56**. This amount shall be paid via a one-time lump sum payment, upon the Governments inspection and acceptance of the tenant improvements and receipt of an invoice from the Lessor.

Change Order	Amount	Description	Lease Amendment
1		Revised stamp lockers, platform, rev to door 739A	3
2A		Added drywall around restroom	3
2B		Booths for breakroom	3
LUMP SUM FOR LA 3			

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: _____
Name: Eugene M. Ryan, Jr.
Title: Vice President
Entity Name: FRM ASSOCIATES, LLC
Date: 2-1-2017

FOR THE GOVERNMENT:

Signature: _____
Name: Christine Reynolds
Title: Lease Contracting Officer
Entity Name: GSA, Public Buildings Service
Date: 2-2-2017

WITNESSED FOR THE LESSOR BY:

Signature: _____
Name: EMILY BOESEN
Title: Property Administrator
Date: 2/1/17

B. LUMP SUM PAYMENT PROCEDURE

A properly executed original invoice, in the amount of **\$15,139.56**, shall be forwarded to the GSA Finance office electronically on the Finance website at <http://www.finance.gsa.gov/defaultexternal.asp> and a copy will be provided to the GSA Lease Contracting Officer. 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, Texas 76102-0181

A copy of the invoice must be provided to the Lease Contracting Officer at the following address:

General Services Administration
Attn: Aaron Merkle
R5 PBS Real Estate Division
230 South Dearborn Street, Suite 3300 Chicago, Illinois 60604
For an Invoice to be considered proper, it must:

1. Be received after the execution of the Lease Amendment and included in the final Invoice
2. Reference the Pegasys Document Number (PDN): **PS0036610**
3. Include a unique, vendor supplied, invoice number.
4. Indicate the exact payment amount requested, and
5. Specify the payee's name and address. Payee's name and address must **EXACTLY** match the Lessor's name and address listed above.
6. Include the lease number.
7. Include invoice date.
8. Include description, price, and quantity of work or services delivered.
9. Name, title phone number and mailing address of person to be notified in the event of a defective invoice

INITIALS: PC & CD
LESSOR GOVT