

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  LEASE AMENDMENT	LEASE AMENDMENT No. <u>3</u> TO LEASE NO. GS-08P-LMT14743
ADDRESS OF PREMISES 754 River Rock Helena, MT 56991-0240	PDN Number: <b>PS0038807</b>

**THIS AMENDMENT** is made and entered into between SBC Archway Helena, LLC

whose address is: 6161 S Syracuse Way, STE 330  
Greenwood Village, CO 80111-4755

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

**WHEREAS**, the parties hereto desire to amend the above Lease by issuing a Notice to Proceed for a Post Occupancy Change Order.

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 Government Execution**, as follows:

The following paragraph is hereby added to the lease.

#### 7.04 POST OCCUPANCY CHANGE ORDER

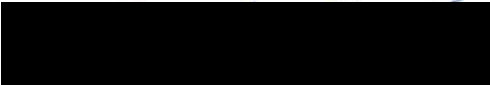
- A. This Lease Amendment shall serve as the Lessor's NTP (Notice to Proceed) with the Change Order as outlined on the referenced exhibit (Exhibit 3A). The Government reviewed the Lessor's Change Order pricing and has determined it to be fair and reasonable. Said Not To Exceed pricing of \$10,500.00, includes all costs for labor, materials, fees, overhead, profit, A/E fees, and any other costs required to complete this work. This work will be paid via a RWA as a lump sum payment upon acceptance of the improvements by the Government.
- B. **Period Of Performance:** This work must be completed after Beneficial Occupancy and accepted by the Government No Later than January 30, 2017.

This Lease Amendment contains **2** pages, plus exhibit


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:   
Name: Mark E. Aukamp  
Title: Managing Member  
Entity Name: SBC Archway Helena LLC  
Date: 12/12/2017

#### FOR THE GOVERNMENT:

Signature:   
Name: Michael A. Gavel  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 12/18/2017

#### WITNESSED FOR THE LESSOR BY:

Signature:   
Name: Camille Davidson  
Title: Operations Manager  
Date: 12/12/2017

**C. LUMP SUM PAYMENT PROCEDURE**

A properly executed original invoice, in the amount of \$5,250.00 will be submitted at the time of the ordering of the change order as a deposit and upon completion and acceptance of the change order a subsequent properly executed original invoice in the amount of \$5,250.00 (total of \$10,500.00) 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: Mike Gawell  
1 Denver Federal Center  
Bldg. 41, Rm. 240  
Denver CO. 80225-0001

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) PS0038807
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.

INITIALS:

MA  
LESSOR

&amp;

Govt  
GOVT