

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. LNC62652
ADDRESS OF PREMISES 114 W. Water Street, 1 st Floor, Windsor, NC 27983-1711	PDN Number:

THIS AMENDMENT is made and entered into between **Town of Windsor**

whose address is: **128 North King Street, Windsor, NC 27983**

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

WHEREAS, the parties hereto desire to amend the above Lease contract to issue a notice to proceed with tenant improvements.

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 December 6, 2013 as follows:

- I. The Government hereby accepts the Lessor's proposals related to paint and carpet (including material and labor) and hereby issues a Notice to Proceed for the amount not to exceed [REDACTED]
- II. By acceptance of this Lease Amendment (LA), the Lessor further substantiates that no costs associated with the building shell items have been knowingly included in the tenant improvement pricing. If there are additional change orders to the original construction cost, they will also be incorporated by Lease Amendment and a notice to proceed will be issued.
- III. The occupying tenant agency does not have the contractual authority to enter into any agreements with the Lessor or the Lessor's representatives for improvements, changes or modifications of this lease agreement unless, approved by a GSA, Contracting Officer. To enter into such agreements with the occupying tenant agency may result in unrecoverable costs for the Lessor. "The Lessor waives all restoration rights.

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.

END OF DOCUMENT

This Lease Amendment contains 1 page.

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: [REDACTED]

Name: [REDACTED]

Title: [REDACTED]

Entity Name: Town of Windsor

Date: 3/13/2014

FOR THE GOVERNMENT

Signature: [REDACTED]

Name: [REDACTED]

Title: [REDACTED]

GSA: Public Buildings Service

Date: April 28, 2014

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]

Name: Shirley G. Spivey

Title: Town Administrator

Date: 3/13/2014