

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT NO 3	DATE <i>August 9, 2018</i>
	TO LEASE NO. GS-07B-16833	

ADDRESS OF PREMISES: 201 3rd Street NW Albuquerque, NM 87102-3331

THIS AGREEMENT, made and entered into this date by and between **Albuquerque Plaza Office Investment, LLC**

whose address is 4201 Congress St., Suite 451
Charlotte, NC 28209-4617

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

WHEREAS, the parties hereto agree to supplement the above Lease.

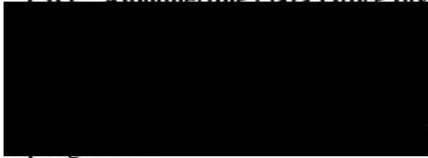
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as follows:

- 1.) Description of the Change Orders for Tenant Improvements to be constructed; and
- 2.) To provide a Notice to proceed; and
- 3.) To provide for the payment of the Change Orders; and
- 4.) All other terms and conditions are in full force and effect

See Attached

IN WITNESS WHEREOF, the parties subscribe their names as of the above date.

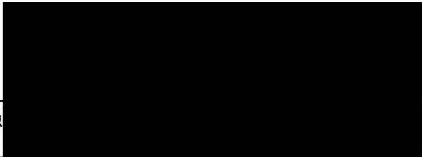
BY: **Albuquerque Plaza Office Investment, LLC**



Christopher R. Smith - Manager

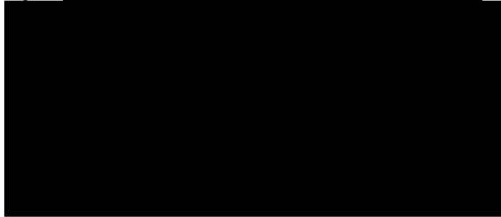
 (Printed Name and Title)

Witnessed in the presence of :



4201 Congress St Ste 451 Charlotte NC 28209

 (Printed Name and Address - City, State, Zip)



GENERAL SERVICES ADMINISTRATION
Nancy Lopez

 Lease Contracting Officer
 (Official Title)

Supplemental Lease Agreement #3
 GS-07B-16833
 201 3rd Street NW Albuquerque, NM 87102-3331

1.) The Lessor shall provide all the materials, labor, and services required to provide for the completion of the Change Orders identified below and attached and made a part of this Supplemental Lease Agreement:

ID (Change Order #)	Dated	Scope of Work	Total Cost
Change Order #1 Rev.#1	5/10/2012	Change Door #1067 to STC 45 rated door assembly; Add in framing and drywall and additional grid work at room #1050, install owner provided door/hardware.	
Change Order #3	6/18/2012	Skim coat 2 walls on 9 th floor, ready for wallpaper. Install 1/4" sheet rock over 1 wall on the 9 th floor and wall in room #804. Additional demolition of these acoustic panels on the walls.	
Change Order #4 Rev.#1	7/19/2012	Cost from data cabling company; Additional G.C.'s	
Total Cost:			\$13,460.79

2.) Upon full execution and delivery of this Supplemental Lease Agreement (SLA) the Lessor can consider this as a Notice to Proceed with the construction of the tenant improvements for the change orders.

3.) The Government shall pay the Lessor for the change orders in the amount not to exceed the total cost of \$13,460.79 by a lump sum payment upon substantial completion and acceptance by the Government of all of the tenant improvements. The total cost of the change orders includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the change orders for the Tenant Improvements. Any additional changes, which result in a financial change to the lease agreement, of any type, must be approved, in writing, by the GSA Contracting Officer.

To submit for payment of the lump-sum-payment, the Lessor agrees that the invoice shall:

- a. Be received after the acceptance of all of the tenant improvements by the General Services Administration
- b. Include a unique, vendor-supplied invoice number AND the GSA Supplied PS Number **PS0024139**
- c. Include your DUNS and Tax ID Number
- d. Indicate the exact payment amount requested
- e. Specify the payee's name and address. The payee's name and address must EXACTLY match the lessor's name and address listed above.
- f. Payment will become due within thirty (30) days after GSA's designated billing office receives a properly executed electronic invoice or acceptance of the work by the Government, whichever is later. Payment will be made electronically through the GSA Finance website at <http://www.finance.gsa.gov/defaultexternal.asp>. The Lessor is responsible for visiting this website and applying for a login and password. After acceptance by the Government the Lessors shall follow the instructions posted on that website to submit their invoice electronically. Additional assistance is available from the Finance Customer Service line at 817-978-2408. or by email at FW-Paymentsearch.finance@gsa.gov.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

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

Lessor also agrees that a copy of the invoice shall be sent electronically to Nancy Lopez, GSA Lease Contracting Officer at the following address: nancy.lopez@gsa.gov.

4.) All other terms and conditions of this lease shall remain in full force and effect.

Gov't Initials YK Lessor initials: ced