

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 9 TO LEASE NO. GS-07P-LNM17308
ADDRESS OF PREMISES 2509 N. TELSHOR BLVD. LAS CRUCES, NM 88011	PDN Number: PS0032623

THIS AMENDMENT is made and entered into between John and Karen Curry Enterprises LLC,
whose address is: 2511 N. Telshor Blvd., Las Cruces, NM 88011

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 issue Notice to Proceed with the Expansion Area Tenant Improvements (TI), to approve the total Expansion Area TI costs, and to provide for payment of Expansion Area TI costs above the allowance.

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:

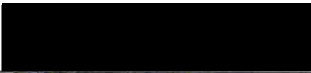
1. To provide for a Notice to Proceed for construction of Expansion Area TIs and provide for a date of substantial completion; and
2. To approve the total cost of the Expansion Area TIs; and
3. To provide for the method of payment of the Expansion Area TI costs above the allowance.

This Lease Amendment contains 2 pages.

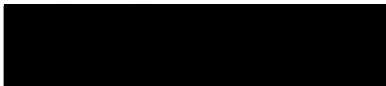
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.


FOR THE LESSOR:

Signature: 
Name: John R. Curry
Title: Manager
Entity Name: John and Karen Curry Enterprises LLC
Date: 8/5/16

FOR THE GOVERNMENT:

Signature: 
Name: Nancy Lopez
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 8-17-2016

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: CORINA KINNERUP
Title: PROPERTY MGR
Date: 8/5/16

1. Upon this Lease Amendment (LA) being fully executed and delivered, the Lessor shall consider this a Notice to Proceed, effective upon execution by the Government, with construction of the Expansion Area TIs; all of which are depicted in the Construction Documents dated April 24, 2015 and the Government-approved DID's dated February 23, 2016. The total cost of the Expansion Area TIs shall not exceed **\$165,068.55**. The date of substantial completion of all the Expansion Area TIs is October 14, 2016. The Lessor shall provide all the materials, labor, and services required to provide for the completion of the TIs.

2. The Government and the Lessor have agreed that the total cost of the Expansion Area TIs shall not exceed \$165,068.55 for a total cost of construction of tenant improvements not to exceed \$165,068.55. The TI cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the TI by the agreed to date of substantial completion.

3. The amortized Expansion Area TIs, per the lease paragraph 1.08 Tenant Improvement Allowance, in the amount of \$53,964.25 shall be amortized over the first seven (7) years of the term at an interest rate of 6%.

The remaining balance of \$111,104.30 [$\$165,068.55$ (Total TI Cost) – $\$53,964.25$ (TI amortized) = $\$111,104.30$] will be paid by lump-sum, upon the completion and acceptance by the Government of the Expansion Area TIs.

Upon completion, inspection, and acceptance of the work by the authorized GSA representative, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$111,104.30 upon receipt of an original invoice. The Lessor agrees that the invoice shall be printed on the same letterhead as the Lessor 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 PS0032623** and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

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 simultaneously to the GSA Project Manager electronically at toni.bezio@gsa.gov or the invoice may be mailed to the following address:

General Services Administration
ATTN: Toni Bezio
819 Taylor St, Room 11A01
Fort Worth, TX 76102
817-978-0607

You must not perform any alterations nor install any lump sum items not approved in writing by the Contracting Officer. This includes any additional items which are not covered by this lease and for which an award has not specifically been made. Failure to adhere to these instructions could result in lengthy delays in payment of invoices for such work.

INITIALS: *LR* LESSOR & *MB* GOVT