

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2
	TO LEASE NO. GS-05B-18599
ADDRESS OF PREMISES 904 SAHARA TRAIL # 3, BOARDMAN, OHIO 44513-3667	PDN Number: PS0027310

THIS AMENDMENT is made and entered into between Sylvester Land Co., LTD

whose address is: 7087 West Boulevard, # 10, Boardman, Ohio 44512-4335

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 establish the final TI cost and payment of the TI.

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 full execution by both parties, as follows:

A. Per the official Notice to Proceed, dated May 30, 2013, the Lessor and the Government have mutually agreed that the original cost of the Tenant Improvements (TI) is \$255,244.28. Per change orders 1, 2, and 3, the total change order costs are a credit to the Government of \$509.75. Therefore, the final TI cost is \$254,734.53, (\$255,244.28 - \$509.75 = \$254,734.53). A portion of the TI cost, **\$43,875.43**, represents the cost to build out the Secure Work Environment (SWE) and this amount will be paid via lump sum. The remaining balance, \$210,859.10, (\$254,734.53 - \$43,875.43 = \$210,859.10), will be amortized at a rate of 8% over the remaining 73 months of firm term of the Lease. This final amortized TI cost of \$210,859.10 is \$179,338.18 under the total Tenant Improvement allowance of \$390,197.28 set forth in the Lease. The Lessor shall submit one invoice for the lump sum payment of **\$43,875.43** which shall be printed on the same letterhead as that named on the Lease, shall reference PDN # PS0027310, and shall be submitted at <http://www.finance.gsa.gov>, with a copy to the GSA Contracting Officer at the following address:

U.S. General Services Administration
 Attn: Jim Sharp, Lease Contracting Officer
 230 South Dearborn, Room 3300
 Chicago, IL 60604.

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: _____
 Name: _____
 Title: _____
 Entity Name: Sylvester Land Co., LTD
 Date: 10-1-13

FOR THE GOVERNMENT:

Signature: _____
 Name: _____
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 10-18-13

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: Sahara Kaga
 Title: Front Desk / office Mgr.
 Date: 10/1/2013