

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 6
ADDRESS OF PREMISES <u>6460 Busch Boulevard</u> 6460 Busch Boulevard Columbus, OH 43229-1753	TO LEASE NO. GS-05B-LOH19039 PDN Number: PS0035454

THIS AGREEMENT, made and entered into this date by and between **KEG 6460 Busch, LLC**, whose address is: **2700 McKinley Ave. - Suite 204 Columbus, OH 43204-3647**, hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the Government provided its design intent drawings to the Lessor; and **WHEREAS**, the Lessor has used such intents to develop construction drawings; and **WHEREAS**, the Lessor has provided pricing for such tenant improvements associated with the aforementioned drawings; and **WHEREAS**, the parties hereto desire to amend the above Lease to provide the Notice to Proceed to construct Tenant Improvements, as further described below.

WHEREAS, Lease Amendment (LA) 1, made effective 6/13/16, was issued to provide notice to proceed (NTP) for the construction of Tenant Improvements (TIs) in the amount of \$912,133.30, of the total \$1,362,289.26; the remaining balance of TIs needed was \$450,155.96.

WHEREAS, Lease Amendment (LA) 2, made effective 7/1/2016, was issued to provide notice to proceed (NTP) for the construction of Tenant Improvements (TIs) in the amount of \$1,362,289.26; Lease Amendment 2 funded the outstanding balance of \$450,155.96 via RWA N1532315 remaining from Lease Amendment 1 NTP.

WHEREAS, Lease Amendment (LA) 3, made effective 9/1/2016, was issued to provide notice to proceed (NTP) for the construction of Tenant Improvements (TIs) in the amount of \$1,396,610.08; Lease Amendment 3 funded the change order for Category 6a ("Cat 6a") cabling which increased the cost of Tenant Improvements by \$36,321.12 increasing the outstanding balance to \$484,476.78 which is being funded via RWA N1532315.

WHEREAS, Lease Amendment (LA) 4, made effective 10/26/2016, was issued to provide notice to proceed (NTP) for the construction of Tenant Improvements (TIs) in the amount of \$1,460,765.01; Lease Amendment 4 funded the change order for 1) Sixty-four additional Cat6a cable drops; 2) PSA Lab change for uninstal/reinstall work; 3) S/W wall epoxy; 4) Wall epoxy labor; 5) Electrical changes in lab; 6) Omega - Architectural/Mechanical changes for lab; 7) Floor epoxy; and 8) Drywall material and drywall installation (lab cover of RFP). which increased the cost of Tenant Improvements by \$98,445.75 increasing the outstanding balance to \$548,601.71 which is being funded via RWA N1532315.

WHEREAS, Lease Amendment (LA) 5, made effective 10/27/2016, was issued to amend the Lease to; 1) establish the term of the lease; 2) establish the space being leased 3) establish the effective date of the lease; 4) establish the annual rent for the lease; and 5) establish the termination rights of the lease.

WHEREAS, the parties hereto desire to amend the Lease to change the Lessor/Payee Information.

NOW THEREFORE, these parties for the good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective 10/27/2016, as follows:

1. The Lessor/Payee address is changed as follows:

This Lease Amendment contains two (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: KEG 6460 Busch, LLC

Signature: [Redacted]
 Name: THOMAS WERNER
 Title: General Manager
 Entity Name: KEG 6460 Busch, LLC
 Date: 11/28/16

FOR THE GOVERNMENT:

Signature: [Redacted]
 Name: ROBERT E. JONES, JR.
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 11/28/16

WITNESSED FOR THE LESSOR BY:

Signature: [Redacted]
 Name: JULIE PERIGO
 Title: CONTROLLER
 Date: 11/28/16

OLD LESSOR/PAYEE NAME AND ADDRESS:

KEG 6460 Busch, LLC,
2700 McKinley Ave. - Suite 204
Columbus, OH 43204-3647

TIN: [REDACTED]
DUNS NUMBER: 07-279-0444
PHONE NUMBER: 740-816-6108

NEW LESSOR/PAYEE NAME AND ADDRESS:

KEG 6460 Busch LLC
7686 Fishel Dr N # B
Dublin, OH 43016-8746

TIN: [REDACTED]
DUNS NUMBER: 07-279-0444
PHONE NUMBER: 740-816-6108

INITIALS:


LESSOR

&


GOV'T