

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE  <b>LEASE AMENDMENT</b>	Lease Amendment No.: <b>10</b>
Address of Premises: Citiplex Towers 2488 E. 81 <sup>st</sup> Street Tulsa, OK 74137	To Lease No.: <b>GS-07P-LOK17130</b>  PDN Number: <b>Not Applicable</b>

THIS AGREEMENT, made and entered into this date by and between

**ORAL ROBERTS UNIVERSITY**

whose address is 7777 S. Lewis Avenue  
Tulsa, OK 74171

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.

WHEREAS, the parties desire to amend the above Lease (GS-07P-LOK17130, which lease may hereinafter be referred to as LOK17130 or as the "Lease") for the purpose of increasing the annual Base Cost of Services (BCOS).

NOW THEREFORE, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective November 1, 2017 as set forth in this Lease Amendment Number Ten (LA # 10), as follows:

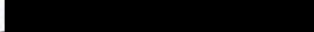
**\*\*\* See attached addendum - LA Number Ten (10) - Pages 2 through 4 \*\*\***

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

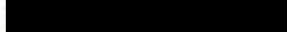
This Lease Amendment contains a total of 4 pages.

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

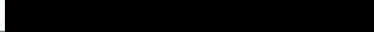
**FOR THE LESSOR:**

Signature:   
Name: Tim R. Philby  
Title: C.O.O.  
Entity Name: Oral Roberts University  
Date: 9/19/18

**FOR THE GOVERNMENT:**

Signature:   
Name: DEE GRAHAM  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, 7PRA  
Date: 10/02/2018

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name: Carlynn Ballou  
Title: Director of Auxiliary Services  
Date: 9-19-18

GSA Lease No.: GS-07P-LOK17130  
Lessor: ORAL ROBERTS UNIVERSITY  
Location: Tulsa, Texas

CONTINUED (ADDENDUM) --

1. Base Cost of Services Increase. Effective November 1, 2017, the annual Base Cost of Services (BCOS) will be increased by \$5,400.00 / annum, which amount is required for the additional operating expenses for cleaning services not originally included in the Lease.

2. Annual Rent. Lease Amendment No. 8, Paragraph 5. is amended to provide:

The Government shall pay the Lessor annual rent as follows:

	<b>Firm Term Aug 31, 2017- Aug 30, 2027</b>	<b>Non-Firm Term Aug 31, 2027- Aug 30, 2037</b>
	<b>ANNUAL RENT</b>	<b>ANNUAL RENT</b>
<b>SHELL RENT</b>	\$992,727.73	\$1,264,558.98
<b>OPERATING COSTS*</b>	\$259,834.05	\$259,834.05
<b>TENANT IMPROVEMENT RENT</b>	\$369,383.40	\$0.00
<b>BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC)</b>	\$2,887.73	\$0.00
<b>PARKING</b>	\$0.00	\$0.00
<b>TOTAL ANNUAL RENT</b>	\$1,624,832.91	\$1,524,393.03

\*Operating Costs plus annual CPI adjustments as stated in the lease.

3. Base Cost of Services. Lease Amendment No. 8, Paragraph 8. is amended to provide:

For the purposes of Consumer Price Index adjustments as provided in the lease agreement, the Base Cost of Services is established at \$259,834.05 / annum (\$2.389652176 \* RSF of 108,733).

4. Operating Costs Adjustment. The Base Cost of Services will be included in the operating expenses in the Lease and annual Operating Costs Adjustments made as required by Paragraph 2.09 of the Lease.

5. Basis for Addition to BCOS. The cleaning services initially included in the initial BCOS were for office space areas existing prior to the construction of tenant improvements. Construction of the agency designed tenant improvements resulted in additional areas requiring cleaning services. The cleaning services requirement for these additional areas is the subject of this LA #10 and requires the BCOS increase.

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GSA Lease No.: GS-07P-LOK17130  
Lessor: ORAL ROBERTS UNIVERSITY  
Location: Tulsa, Texas

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6. Services Provided – Attachment "A". The cleaning services requirement provided for in this LA #10 are specified in Attachment "A", which is incorporated herein.

All other terms and conditions of the lease remain unchanged.

\*\*\* END – LEASE AMENDMENT TEN (10) \*\*\*

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