

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
LEASE AMENDMENT

LEASE AMENDMENT NO. 5

TO LEASE NO. GS-10B-07217

ADDRESS OF PREMISES

1229 SE 3RD STREET, PENDLETON, OREGON 97801-4143

THIS AGREEMENT, made and entered into this date by and between RICHARD S. COULTER

whose address is



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 approve change order #2, which exceeds the Tenant Improvement Allowance, to be paid by Lump Sum Payment.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon the date of the government signature of this Amendment as follows. In addition, use of the GSA Form 276, Supplemental Lease Agreement, has been discontinued. All references in the Lease to "GSA Form 276" or "Supplemental Lease Agreement" shall be now hereby construed to mean "Lease Amendment."

Rider to GSA Lease Form 3626 Paragraph 28 is deleted and replaced in its entirety with the following:

28. EXCESS TENANT IMPROVEMENTS: Pursuant to the U.S GOVERNMENT LEASE FOR REAL PROPERTY for the above referenced contract, the breakdown of TIs (by way of allowance and excess tenant improvements/lump sum payment) and obligated at this time are as follows:

- | | |
|--|---|
| 1. Total TI Cost: | \$344,473.63 |
| 2. Less: Total TI Allowance Amortized | \$153,501.00 |
| 3. Total Lump Sum Payment (due to Lessor): | \$190,972.63 (Excess Tenant Improvements) |

Continued on page 2

IN WITNESS WHEREOF, the parties subscribed their names as of the be

FOR THE LESSOR

Signature:

Name: Richard Coulter

Title: Owner

Entity Name: Richard Coulter

Date: 11-1-12

FOR THE GOVERNMENT

Signature:

Name:

Title: Leas

GSA, Public Buildings Service

Date: 11/1/12

WITNESSE

Signature:

Name: Camilla Coulter

Title: Owner

Date: 11-1-12

C.O. #	Description	Amount
1	ADD 9" backsplash to FEI windows; ADD material/labor for SSTV and kiosk cabinet	████████
	Total Approved Change Order Cost	\$3,039.75

C.O. #	Description	Amount
2	1. Provide and install 2" conduit with pull string from roof to PI room where ██████████ is labeled on the existing floor plan. 2. Mounting of TV and associated equipment on the wall of the PII room where ██████████ is labeled on the existing floor plan. 3. Extend 25 pair wire from DMARC to DCR	████████
	Total Approved Change Order Cost	████████

- I. In separate correspondence dated July 25, 2012, the Government issued Notice to Proceed for Tenant Improvements in the amount of \$153,501.00. Since the Total TI Costs exceeded the Tenant Improvement Allowance, Excess Tenant Improvements in the amount of \$183,485.72 were ordered via Supplemental Lease Agreement #3 dated July 26, 2012. Subsequent Excess Tenant Improvements, as detailed in approved change order #1, in the amount of \$3,039.75 were ordered via Lease Amendment #4 dated September 11, 2012. Final Excess Tenant Improvements in the amount of ██████████ are hereby ordered by way of this Lease Amendment (LA), for those certain items contained within approved change order #2 in the amount of ██████████, per section II below.

- II. Upon completion, inspection and acceptance of the space by the Contracting Officer the Government shall reimburse the Lessor for Excess Tenant Improvements in a lump sum payment in the amount of \$190,972.63. Upon acceptance an invoice should then be submitted electronically to www.finance.gsa.gov with a courtesy copy to michael.j.obrien@gsa.gov or sent to the addresses below:

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

A copy of the original invoice should be sent (electronic email ok) to the Contracting Officer at:

Michael J. O'Brien
Lease Contracting Officer
GSA Public Buildings Service, Leasing Division
400 15th Street SW (10PR)
Auburn, WA 98001-6599
michael.j.obrien@gsa.gov

A proper invoice must include the following:

- Invoice Date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address and description, price, and quantity of the items delivered
- GSA PDN# PS0023954 7 *mjo*

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

Continued on page 3



- III. Attached as Exhibit A is the Government-approved Tenant Improvement cost Summary (TICS) forms dated July 23, 2012 which formed the basis for the tenant improvement costs are hereby incorporated into the lease. (1 page).
- IV. The Lessor hereby waives restoration as a result of all improvements per paragraph 27.14 of the lease.

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

Two handwritten signatures in black ink. The first signature is a stylized 'P' with a long horizontal stroke extending to the right. The second signature is a cursive 'MLB'.