

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-10B-07350 Bldg# OR6654
ADDRESS OF PREMISES 15 Newtown Street, Medford, OR 97501-2942	PDN Number: PS0026388

**THIS AMENDMENT** is made and entered into between NEWTOWN STREET PROPERTIES, LLC

whose address is: 23 NEWTOWN STREET  
MEDFORD, OR 97501-2942

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 order Tenant Improvements (TI's) and approve a lump sum payment.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective May 6, 2013 as follows:

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."

**Paragraph hereby added.**

**NOTICE TO PROCEED FOR TI COSTS TO BE PAID AS A LUMP SUM PAYMENT**


The Government has reviewed the Lessor's TI cost proposal and determined that the proposal is fair and reasonable. This LA serves as the Lessor's Notice to Proceed for the construction of TIs in the amount of \$76,486.84. Said amount includes all costs for labor, materials, fees, overhead, profit and any other costs required to complete the work.

The total cost for Tenant Improvements in the amount of \$76,486.84 will be paid via lump sum, upon completion, inspection, and acceptance of the space; and upon receipt of an original invoice by the Contracting Officer. (See attached Exhibit A)

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


**FOR THE LESSOR:**

Signature:   
Name: Douglas J. Richmond  
Title: Partner  
Entity Name: Newtown Street Properties, LLC  
Date: \_\_\_\_\_

**FOR THE GOVERNMENT:**

Signature:   
Name: Conzalez  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, **Contracting Officer**  
Date: MAY 7 2013

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name: PENNY COLLISHAW  
Title: ADMIN ASSISTANT  
Date: \_\_\_\_\_

The original invoice should be sent electronically to ([www.finance.gsa.gov](http://www.finance.gsa.gov)) **AND** must be sent directly to the GSA Finance Office at the following address:

**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 to the Contracting Officer electronically and directly at the following address: ([Hilda.gonzalez@gsa.gov](mailto:Hilda.gonzalez@gsa.gov)):

**Hilda Gonzalez  
Lease Contracting Officer  
GSA  
400 N. 15th St. SW  
Auburn, WA 98001**

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# PS0026388

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

**All other terms and conditions remain in full force and effect.**

INITIALS:  LESSOR &  GOVT