

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 3
	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), approve a lump sum payment, and accept beneficial occupancy.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective August 16, 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 \$78,765.18. 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 \$78,765.18 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.


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 date:

FOR THE LESSOR
 Signature: 
 Name: Douglas S. Miranda
 Title: member/partner
 Entity Name: Newtown Street Properties LLC
 Date: _____

FOR THE 
 Signature: _____
 Name: _____
 Title: Contracting Officer
 GSA, Public Buildings Service
 Date: _____

AUG 20 2013

WITNESSED FOR THE LESSOR BY:
 Signature: 
 Name: PERRY COLLISMAN
 Title: OFFICE MANAGER
 Date: _____

TI Change Orders with NTP Issued by Lease Amendment to Pay for Lump Sum Costs		
Change Order #1	ADD: Install Sorter Power	██████████
Change Order #2	ADD: Install Floor Box	██████████
Change Order #3	ADD: Install CAT 5 E Cabling	██████████
TOTAL CHANGE ORDER COSTS (LA 2)		\$1,846.34
Change Order #4	Credit: Modify Electronic Strikes	██████████
Change Order #5	ADD: Relocate 1 Data Outlet	██████████
Change Order #6	ADD: Furnish and Install 1 ██████████	██████████
TOTAL CHANGE ORDER COSTS (LA 3)		\$432.00
TOTAL CHANGE ORDERS TO DATE:		\$2,278.34

- I. A Notice to Proceed for Tenant Improvements, dated July 11, 2013, previously issued approved a total TI cost of **78,333.18**.
- II. With the addition of Change Order(s) 4, 5 & 6 outlined above, in the amount of \$432.00, the new total TI cost is **\$78,765.18**, to be paid via lump sum upon completion, inspection, and acceptance of the space; and upon receipt of an original invoice by the Contracting Officer.

The original invoice should be sent electronically to (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):

**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: *DR* LESSOR & *[Signature]* GOV'T