

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-03B-12031
ADDRESS OF PREMISES 717 State Street Professional Building 717 State Street Erie, PA 16501-1341	PDN Number: PS0024994

THIS AGREEMENT, made and entered into this date by and between Albert M. Covelli Revocable Trust

whose address is [REDACTED]

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 issue Notice to Proceed on Tenant Improvements.

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

- A. The Government hereby issues a Notice to Proceed for construction of Tenant Improvements in the amount of \$541,215.00 in accordance with all Lease requirements and the Design Intent Drawings. The Government will pay the Lessor a one time lump sum payment in the amount of \$276,430.24 after installation and acceptance of the improvements. The remaining portion, \$264,784.76, will be amortized over the first ten (10) years of the lease at 6.0%. Any change orders that effect this pricing shall be submitted in writing to the Contracting Officer for their approval.
- B. The Lessor shall furnish, install, and maintain all labor, materials, tools, equipment, services and associated work to complete the attached price proposal for the initial build out of the Government's space. The work shall be completed within 90 working days from receipt of this Notice to Proceed SLA.
- C. Upon completion of all the above referenced work, the Lessor shall notify the Contracting Officer for final inspection and acceptance of the space. The Lessor hereby waives future restoration rights as a result of these improvements. After inspection and acceptance of these items and all other lease requirements, the Lessor must submit a properly executed invoice at <http://www.finance.gsa.gov>.

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: [REDACTED]
Name: Robert Forman
Title: Controller
Entity Name: Albert M. Covelli Revocable Trust
Date: 11/5/12

FOR THE GOVERNMENT:

Signature: [REDACTED]
Name: Rachel Wilson
Title: Lease Contracting Officer
GSA, Public Buildings Service, north service center
Date: 11/9/12

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
Name: [REDACTED]
Title: Accountant
Date: 11.5.12

A properly executed invoice must reference the PDN number, lease, and SLA number and a description of the Work and amount billed. A copy of the invoice must also be sent to the Contracting Officer at The Strawbridge's Building, 20 North 8th Street, Philadelphia, PA 19107. Payment in the above referenced amounts for these improvements will become due within thirty (30) days of acceptance of the work by the Government

INITIALS:  LESSOR &  GOVT