

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>	<b>LEASE AMENDMENT No. 1 TO LEASE NO. GS-07P-LTX00339</b>
<b>LEASE AMENDMENT</b>  <b>ADDRESS OF PREMISES:</b>  One Valley View Place 2350 Valley View Lane Farmers Branch, TX 75234-5754	PDN Number: <b>PS0039996</b>

**THIS AMENDMENT** is made and entered into between **Thundering Herd Inc.**

whose address is: **2350 Valley View Lane Suite 600  
Farmers Branch, TX 75234-5754**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease.

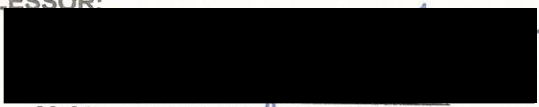
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon the signing of both parties as follows:

- 1.) To provide a Notice to Proceed; and
- 2.) To establish a timeframe of the Electrical Scope of Work; and
- 3.) To establish removing all furniture currently in space; and
- 4.) To authorize the payment of a one-time-lump sum of \$151,481.26 to the Lessor for the Electrical Scope of Work; and
- 5.) All other terms and conditions are in full force and effect.

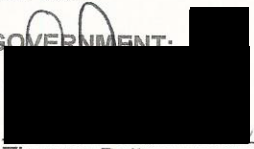
This Lease Amendment contains 2 pages.

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


**FOR THE LESSOR:**

Signature:   
 Name: M. Mansoor Ahsan  
 Title: President  
 Entity Name: Thundering Herd Inc.  
 Date: 11-28-17

**FOR THE GOVERNMENT:**

Signature:   
 Name: Thomas Bell  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service  
 Date: 11.30.17

**WITNESSED FOR THE LESSOR BY:**

Signature:   
 Name: Kenneth Hsu  
 Title: Controller  
 Date: November 28, 2017

- 1.) Upon this Lease Amendment (LA) being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the construction of the Electrical Scope of Work referenced in the Lease Agreement.
- 2.) All work will be completed on or before twenty one (21) days of the issuance of this Lease Amendment.
- 3.) The Lessor will remove all cubicles, associated parts, or any other furniture currently in the space to be occupied by SBA, within seven (7) days of the issuance of this Lease Amendment, at no additional cost to the Government.
- 4.) The Lessor and the Government agree that the total cost of the Electrical Scope of Work paid for by the Government is \$151,481.26 which includes all fees and costs associated with the completion of the work. The costs shall be reimbursed to the Lessor by a lump-sum payment within 30 days of submittal.

To submit for the lump-sum-payment, the Lessor agrees that the invoice shall be printed on the same letterhead as the party named on this lease, shall include the lease number, building address, and a price and quantity of the items delivered. **It shall reference the number PS0039996** and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 800-676-3690.



If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

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

The Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Contracting Officer at the following address:

General Services Administration  
**ATTN: Dalila Herac**  
819 Taylor Street, Room 11B-215, Fort Worth, TX 76102  
817-978-6103

- 5.) All other terms and conditions of the lease shall remain in full force and effect.

INITIALS:  &   
LESSOR & GOV'T