

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-07B-16972
ADDRESS OF PREMISES 9001-9003 San Dario Laredo, TX 78045	PDN Number: PS-0024514

THIS AGREEMENT, made and entered into this date by and between
Aldini, LLC

whose address is: **416 Shiloh Dr. Ste. A2, Laredo, TX 78045-6754**

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 the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective upon the full execution of this amendment as follows:

- 1.) To provide a Notice to Proceed for Change Orders (C/O) #1 and #2 and provide for an anticipated date of completion; and
- 2.) To change the total cost of the Tenant Improvements and Building Specific Security (BSS); and
- 3.) To provide for the method of payment of the Tenant Improvements and BSS; and
- 4.) All other terms and conditions of the lease shall remain in full force and effect.

See Attached

This Lease Amendment contains six (6) 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: ALEJANDRO DIBILDOX
Title: PRESIDENT
Entity Name: _____
Date: FEB/21/2013

FOR THE GOVERNMENT: 

Signature: _____
Name: Don V
Title: Lease Contracting Officer
GSA, Public Buildings Service, 7PRA
819 Taylor St., Ft. Worth, Texas 76102, Rm. 5A18
Date: 2/25/13

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: LEGAL REPRESENTATIVE
Date: 2/21/13

- 1) Upon this Lease Amendment (LA) being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the alterations required in Change Orders #1 and #2 dated January 8, 2013 as it relates to a fixed window with open access, specifications for a countertop, wireless 2-way intercom system, 6 additional 110 V. electrical outlets, [REDACTED] and window, and adjacent walls; all of which are depicted in Exhibit "A". The total cost of Change Orders #1 and #2 is \$7,733.00. The anticipated date of completion of all the Tenant Improvements (TI) and Building Specific Security (BSS) is March 12, 2013.
- 2) The Government and the Lessor have agreed that the total cost of the TI and BSS shall change from \$169,690.31 to \$177,423.31 [$\$169,690.31 + \$7,733.00 = \$177,423.31$]. The TI and BSS cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the TI and BSS costs covered by C/O Proposals #1 and #2 by the anticipated date of completion.
- 3) It is mutually agreed to by the Government and the Lessor that the total TI and BSS cost is \$177,423.31. And shall be paid to the Lessor in a Lump - Sum Payment upon completion and acceptance of the premise by the Government.

Upon the completion of the TI and BSS and the acceptance thereof by the Government, the rent commencement date shall be established by a separate LA. The subsequent LA shall include the term of the scheduled total rent, the annual Shell Rent amount, the annual Operating Cost amount.

To submit for payment of the lump-sum payment in the exact amount of \$177,423.31, the Lessor agrees that the invoice shall be printed on the same letterhead as the named on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. The invoice shall reference the number PS0024514 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 817-978-2408

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

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: Don W. Day
819 Taylor St, Room 5A18
Ft. Worth, Texas 76102-6105
817-978-7018

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

INITIALS:


LESSOR

&


GOVT