

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-07B-16994
ADDRESS OF PREMISES 6801 Sanger Avenue Waco, TX 76710	PDN Number: PS0026544

THIS AGREEMENT, made and entered into this date by and between Sandstone Executive Plaza, LP

whose address is: 2101 Cedar Springs
Suite 1500
Dallas, TX 75201-2147

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 May 9, 2013, as follows:

- 1.) To establish a Notice To Proceed to incorporate the GSA accepted Design Intent Drawings (DIDs).
- 2.) To establish a Notice To Proceed with construction.
- 3.) To establishment payment for security system installation.

This Lease Amendment contains 12 pages, including Exhibits "A", "B", and "C".

All other terms and conditions of the lease shall remain in force and effect.

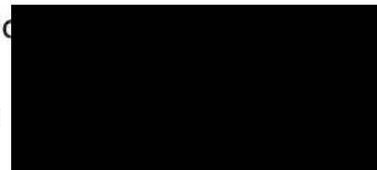
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR



Signature: _____
Name: FRANCIS HENDERSON
Title: ASSET MANAGER, AGENT
Entity Name: SANDSTONE EXECUTIVE PLAZA, LP
Date: 5-21-13

FOR THE GOVERNMENT



Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: June 10, 2013


WITNESSED FOR THE LESSOR BY:




Signature: _____
Name: Francis Henderson
Title: Manager
Date: 5-21-13

1. The GSA approved Design Intent Drawings (DIDs) dated February 8, 2013 created by Sterling Architects, 2416 Columbus Avenue, Waco, TX 76701, project number 1TX2154 consisting of three (3) pages for the build-out of the leased space located in 6801 Sanger Avenue, Waco, TX 76710 in Exhibit "A" are attached hereto and made a part hereof.

2. The Government hereby accepts the Lessor's proposal to provide all labor and materials necessary to install and maintain the improvements and issues a Notice to Proceed for Tenant Improvements in the amount of \$181,614.82 as depicted in Exhibit "B", the Goss bid submitted May 2, 2013. In accordance with the lease paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant Improvements in the total amount of \$140,685.57 (\$181,614.82 less \$40,929.25, the amount for security system installation, as referenced in Item 3 of this lease amendment). The \$140,685.57 in Tenant Improvements shall be amortized through the rent over 60 months at 5%, and is included in the annual rent payment identified in Section 1.03 of the lease. Per Section 4.01 of the lease, the Lessor shall complete Tenant Improvements within 120 working days of receiving the Notice To Proceed from the Government. Any deviations from the Scope of Work (SOW) and the approved DIDs (Design Intent Drawings) will not be permitted unless prior written authorization is obtained from the GSA Contracting officer.

 Upon completion, inspection, and acceptance of the space by the Contracting Officer, a Lease Amendment will be drafted to ~~consolidate any additional Lease~~ to finalize rent payments, and to establish beneficial occupancy.

 3.A. The Government hereby accepts the Lessor's proposal to provide all labor and materials necessary to install and maintain the Security System ~~via a Reimbursable Work Authorization (RWA)~~, per the proposal identified as Exhibit "C", and provides Notice To Proceed for security installation in the amount of [REDACTED]. The Lessor will be paid upon completion, inspection and acceptance of the Scope of Work by the Government.

The Lessor and the Government agree that a lump-sum payment for the total Security System cost shall be made in the amount of [REDACTED]. Payment is predicated on the receipt of this signed lease amendment and a certified invoice at the time of work completion as a prerequisite to the following:

3.B. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of [REDACTED], upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

A properly executed invoice requesting lump sum payment in the amount of [REDACTED] must be submitted electronically to the GSA Finance Office and a copy of the invoice must be submitted to the Contracting Officer at:

General Services Administration
Contracting Officer
819 Taylor Street, Room 5A18
Fort Worth, TX 76102

For an invoice to be considered proper, it must:

- 1) Be received after acceptance of the work by the General Services Administration
- 2) Include a unique, vendor-supplied invoice number AND the GSA supplied PS number PS PS0026544
- 3) Indicate the exact payment amount requested
- 4) Specify the payee's name and address. The payee's name and address must EXACTLY match the address of the Lessor's address listed above.
- 5) The payment will become due within thirty (30) days after GSA's designated billing office receives a properly executed electronic invoice or acceptance of the work by the Government, whichever is later.

Payment will be made electronically through the finance website www.finance.gsa.gov. The Lessor is responsible for visiting the website and applying for a login and password. After acceptance by the Government the Lessor shall follow the instructions on that website to submit their invoice electronically. Assistance in navigating the website or submitting the invoice can be found by calling 817-978-2408 or by email at FW-Paymentsearch.finance@gsa.gov

4. The Lessor hereby waives restoration as a result of all improvements.

INITIALS:


LESSOR

&


GOVT