

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 12
	TO LEASE NO. GS-07P-17012
LEASE AMENDMENT	
ADDRESS OF PREMISES 11204 MCPHERSON ROAD Suite 101 LAREDO, TEXAS 78045-6576	PDN Number: PS0027730

THIS AMENDMENT is made and entered into between FLEX SPACE GROUP, LTD

whose address is: 10410 Medical Loop
Unit 1A
Laredo, Texas 78045-6612

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 accept the space as substantially completed, to establish the commencement date of the lease rental payments, and to restate the lump sum payment amount.

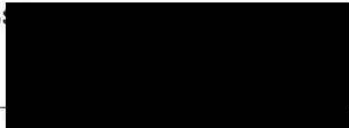
NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

- 1) The Tenant Improvements have been completed and the government accepts the leased premise as of January 27, 2015.
- 2) The commencement date of the rental shall be January 27, 2015 and shall expire on January 26, 2025, subject to the termination rights set forth in the lease.
- 3) The total amount (lump sum payment) of \$1,326,216.46 will be paid in a one-time lump sum payment to the Lessor upon substantial completion, inspection, and acceptance of the work by the authorized Government representative and receipt of an invoice for the work by the Lease Contracting Officer or designated representative.


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: _____
Title: Managing Partner
Entity Name: Flex Space Group, Ltd.
Date: 1/29/15

FOR THE GOVERNMENT:

Signature: 
Name: _____
Title: _____
Date: 2-4-2015

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: Assistant
Date: 1/29/15

Regarding the lump sum payment for this project, please follow these instructions:

The original invoice must be submitted directly to the GSA Finance office electronically on the Finance website at <http://www.finance.gsa.gov/defaultexternal.asp> and a copy provided to the GSA Project Manager. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408. If you are unable to process the invoice electronically you may mail the original invoice to the following address General Services Administration, FTS and PBS Payment Division (7BCP), P.O. Box 17181, Fort Worth, TX, 76102-0181

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 PS0027730.

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Project Manager at the following address:

General Services Administration
ATTN: Cindy Bartel
819 Taylor St, Room 11A01
Fort Worth, TX 76102
817-978-4336

INITIALS: KAV & YH
LESSOR GOV'T