

- 1) Upon this Lease Amendment being fully executed and delivered, the Lessor shall consider this a Notice to Proceed on the installation of eight aluminum window blinds as depicted and according to the Change Order (C/O) Proposal from In Detail Home Décor, proposal number 875, dated 01/22/13 for a total of [REDACTED] which is depicted in the attached Exhibit "A".

The total cost of the Tenant Improvements and Building Specific Security (BSS) is \$636,873.82 [\$498,140.24 (Tenant Improvement Cost) + \$138,058.10 (BSS) + [REDACTED] (C/O Proposal Number 875) = [REDACTED]. The anticipated date of completion of C/O Proposal Number 875 is February 22, 2013.

- 2) The Government and the Lessor have agreed that the total cost of the Tenant Improvements and BSS shall change from \$636,198.34 to [REDACTED]. The Tenant Improvement cost and BSS includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements and BSS.
- 3.) The Lessor shall amortize a portion of the Tenant Improvement Allowance amount of \$120,777.60 over the first five (5) years, monthly, at an interest rate of 7.5%. The total cost the Government shall amortize in the rent over the first five (5) years, monthly, equates to \$120,777.60 (Tenant Improvement Allowance). The remaining balance of \$516,096.22 [\$636,873.82 – \$120,777.60 = \$516,096.22] shall be paid to the Lessor in a Lump-Sum Payment upon completion and acceptance of the premises by the Government.

Any changes to the Construction Drawings, which result in a financial change to the lease agreement, of any type must be approved, by the GSA Contracting Officer.

To submit for payment of the lump-sum-payment amount of \$516,096.22, 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 PS-0024515** 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

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 GOVT