

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. 3
	TO LEASE NO. GS-07B-LTX17366
LEASE AMENDMENT	
3700 W. Ursula Ave. McAllen, TX 78503	PDN Number:

THIS AMENDMENT is made and entered into between Alhed Jimenez Investments

whose address is: 349 S. Helen Moore Dr. San Benito, TX 76586
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 7/31/14 as follows:

1.) Expansion Area

The Lessor and Government have agreed to increase the amount of leased area by 20,800 Rentable Square Feet (RSF) yielding 20,800 ANSI/BOMA Office Area (ABOA) herein defined as the "Expansion Area." The total square footages of the leased premise shall change from 55,702 RSF and 55,702 ABOA to 76,502 RSF and 76,502 ABOA. The specific leased area the Government will acquire from the Lessor is depicted and outlined on the attached Floor plan labeled Exhibit "A."

2.) Acceptance of space

The Lessor shall, as part of the shell rent:

1. replace all ceiling insulation in the warehouse area
2. remove all plumbing and unused conduit from the walls and columns of the warehouse area
3. ensure all existing HVAC units within the office space are operational
4. properly remediate all mold
5. correct all water intrusion problems.
6. In exchange for not replacing or repairing the existing 40 tons of HVAC in the warehouse area, the lessor shall provide a credit to the government in the amount of [REDACTED]. This credit can be used for future construction needs requested of the lessor or the rent will be reduced over a ~~2 month~~ 4 MONTHS period to recover the [REDACTED]. This [REDACTED] credit or its remaining balance if some work is requested will be memorialized in the subsequent acceptance SLA. All expenditures against this [REDACTED] must be requested in writing to the lessor from the contracting officer.

This Lease Amendment contains {2} pages.

4 MONTHS PJC [Signature]

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

[REDACTED]

Signature: [REDACTED]
Name: PO [REDACTED] AUTO
Title: [REDACTED]
Entity Name: ALHED JIMENEZ INVESTMENTS, LLC
Date: 7.23.14

FOR THE GOVERNMENT

[REDACTED]

Signature: [REDACTED]
Name: ALHETT Gordon
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 7/31/14

WITNESSED

[REDACTED]

Signature: [REDACTED]
Name: EVIND
Title: GENERAL MANAGER
Date: 7.23.14

7. In exchange for the lessor not having to maintain the 40 tons of HVAC in the expansion warehouse, the lessor shall be responsible for all exterior grounds maintenance, including mowing, landscaping maintenance, trash pickup, and sweeping and maintenance of the parking lots.

Rent for the expansion space shall commence once the items required of the Lessor are completed by the Lessor and accepted by the Government. The Lessor shall notify the Government a minimum of 5 days in advance of the completion date to schedule an acceptance walk through inspection.

3.) Rental Payment Schedule

The new Rental amounts shall be as follows:

From the Acceptance Date of the space by the Government through June 3, 2015 [expiration date of this lease] the total annual rental shall change from \$360,000.00 per year at the rate of \$30,000.00 paid monthly in arrears to \$494,208.00 at the rate of \$41,184.00 paid monthly in arrears. The anticipated date of occupancy is August 21, 2014. Rent for a period of less than 1 month shall be prorated.

4.) Tenant Improvements

Lessor approves the Government to begin making alterations in the expansion space prior to space acceptance so long that the Government's work does not interfere with the Lessor's required scope of work.

Lessor approves the Government to perform the scope of work as described in Attachment "B" via a 3rd party contractor.

INITIALS:

PJC

LESSOR

&



GOVT