

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 01 TO LEASE NO. GS-03P-LVA12178
ADDRESS OF PREMISES 7618 TIMBERLAKE ROAD LYNCHBURG, VA 24502-2325	PDN Number: PS0037585

THIS AMENDMENT is made and entered into between

Crist Motel Inc.

whose address is: 2124 Oak Park Place
Lynchburg, VA 24503-1849

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 **issue Notice to Proceed (NTP)**.

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 March 6th, 2017** as follows:

- A. This Lease Amendment formally and officially issues Notice To Proceed (NTP) in the amount of **\$565,348.74** for the construction of the tenant improvements in relation to the 11,878 ABOA square feet (SF) of space as identified on the final construction drawings dated February 10th, 2017. This notice to proceed is being issued in accordance with the Tenant Improvement Proposal dated February 9th, 2017. The Lessor shall be required to complete the construction within 90 working days from the effective date of this NTP.
- B. The total construction cost for alterations is **\$565,348.74**. **The Government is electing to amortize \$441,774.24 in the rent over the 5 year firm term of the Lease at an annual interest rate of 6.00 percent.** The remaining **\$123,574.50** shall be paid via a one-time lump sum payment to the Lessor upon substantial completion of the space.
- C. Upon completion of the work, the Lessor shall notify the Lease Contracting Officer. After inspection and acceptance of the work by the Government, a properly executed original invoice for the lump-sum payment shall be forwarded to:


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:

FOR THE GOVERNMENT:

Signature: 
 Name: WARREN K. CRIST
 Title: Sec - TRMS
 Entity Name: CRIST MOTEL, INC
 Date: 3-3-17

Signature: 
 Name: Mike Lord
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 3/6/2017

WITNESSED FOR THE LESSOR BY:

Signature: 
 Name: GARY W. CASE
 Title: _____
 Date: 3/3/17

General Services Administration (GSA) Finance
Greater Southwest Region (7BC)
PO Box 17181
Fort Worth, Texas 76102-0181

A copy of the invoice must also be mailed to the Lease Contracting Officer at:

GSA, Public Buildings Service
Real Estate Acquisition Division – South Branch
100 South Independence Mall West – 2nd Floor
Philadelphia, PA 19106-2320
Attn: Mikel Lord

For an invoice to be considered proper, it must:

- 1.) be received after the execution of this Lease Amendment,
- 2.) reference the Pegasys Document Number (PDN) specified on this form (PS0037585)
- 3.) include a unique, vendor-supplied invoice number
- 4.) include the exact payment amount requested, and
- 5.) specify the payee's name and address. The payee's name and address must exactly match the lessor's name and address listed above.

- D. The Building Specific Amortized Capital for the shatter resistant window film in the amount of **\$19,929.50** will be amortized into the lease over the firm term at a rate of 6.00 percent. This work shall be completed within 90 working days of the effective date of this lease amendment.

INITIALS:

MKC
LESSOR

&

ML
GOV'T