

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LFL62287
ADDRESS OF PREMISES 2314 South Parsons Avenue, Seffner, FL 33584-5214	PDN Number: N/A

THIS AMENDMENT is made and entered into between **MBN Inc.**

whose address is 1918 Friendly Acres Lane, Dover, FL 33527-5988

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease contract to issue notice to proceed with tenant improvements to the leased premises.

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:

- A The Government hereby accepts the Lessor's proposal to provide, install, and maintain tenant improvements to the lease Premises, as agreed to by all parties in accordance with the Lease terms, the Lessor's proposal, and the scope of work provided including:
- 1FL2284 [REDACTED] Seffner Construction Drawings
 - 1FL2284 [REDACTED] Seffner CD Comments 01.22 2015, supplied to the Lessor, by the Government on January 22, 2015
 - [REDACTED] Remodel Cost Breakdown Spreadsheet, supplied to the Government, by the Lessor on July 2, 2015
- B Notice to proceed is hereby issued for the above mentioned work totaling \$18,480.00. This cost shall include all necessary labor, materials, and equipment required to complete the tenant improvements.

Payment of the tenant improvements shall be broken down as follows:

Amortized in rent	\$ 18,480.00
Lump Sum:	\$ 0.00
Total:	\$ 18,480.00

This Lease Amendment contains two (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

[REDACTED]

Signature: _____
 Name: _____
 Title: Principal/Owner
 Entity Name: MBN, INC
 Date: 12 August 2015

FOR THE GOVERNMENT

[REDACTED]

Signature: _____
 Name: _____
 Title: Lease Contracting Officer
 GSA: Public Buildings Service
 Date: 9/8/2015

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: _____
 Title: Co-writer / Sr District Analyst
 Date: 8/12/15

- C. The Lessor hereby certifies that the price to the Government of \$18,480.00 includes all tenant improvements to the Premises as specified in the construction drawings and performed in accordance with the Lease terms and the scope of work supplied to the Lessor by the Government, including all Government review comments. The Government shall not be responsible for costs that the Lessor failed to specify in the proposal that was transmitted to the Government by the Lessor on July 2, 2015. The Government shall only fund change orders for work that is not specifically noted in the scope of work provided, including the construction drawings. Upon request by the Government, the Lessor shall demonstrate that the price for any proposed change order is not duplicated. Any and all change orders or deviations from the construction drawings must be submitted to and authorized by the Government prior to initiation of the work by the Lessor. The Lessor shall notify the Government of any conflict in requirement or specification documentation prior to the commencement of work. In the event that the Lessor fails to notify the Government of any conflict in requirement or specification documentation prior to the commencement of work, the Lessor shall be responsible for all costs required to perform all necessary corrections to meet the Government's requirements. The Lessor shall notify the Government if any review comments, requirements, or specifications cannot be satisfied prior to the commencement of work. In the event that the Lessor fails to notify the Government that any review comments, requirements, or specifications cannot be satisfied prior to the commencement of work, the Lessor shall be responsible for all costs required to perform all necessary corrections to meet the Government's requirements.
- D. Completion of the tenant improvements is required within sixty (60) calendar days of the Lessor's receipt of the fully executed Lease Amendment 1.
- E. All tenant improvements shall be incorporated into the construction drawings (where necessary for permitting) and submitted to the Government for review prior to the commencement of work. In addition, these tenant improvements shall be incorporated into the final as built drawings and submitted to the Government within thirty (30) calendar days of completion of the work by the Lessor and acceptance of the work by the Government.
- F. The Lessor hereby waives restoration as a result of improvements.

The remainder of this page was left blank intentionally.

INITIALS: MA LESSOR & JA GOV'T