

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT 1
	TO LEASE NO. GS-04P-60342
LEASE AMENDMENT	PDN Number:
ADDRESS OF PREMISES 114 12 th Street, W Tifton, GA 31794-6975	

THIS AMENDMENT is made and entered into between **Crawford Little**

whose address is: [REDACTED]

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 a notice to proceed with the Tenant Improvement

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 4, 2015 as follows:

- I. The Government hereby accepts the Lessor's proposal to provide all labor and materials necessary to install and maintain the improvements incorporated into the lease as Exhibit A dated 2/10/2015 submitted by the Lessor, and issues a Notice to Proceed for Tenant Improvements not to exceed the amount of \$73,705.00.
- II. The Government hereby agrees to reimburse the Lessor for the construction of tenant improvements in the amount of \$73,705.00 to be paid in a lump sum payment by the Government upon our inspection and acceptance of the work. No additional funding will be authorized under this Lease Amendment. The Lessor shall provide proper invoice for this amount only per the invoice instruction contained in this Lease Amendment (LA) and by referencing: PS 0031545.
- III. The occupying tenant agency does not have the contractual authority to enter into any agreements with the Lessor or the Lessor's representatives for improvements, changes or modifications of this lease agreement unless, approved by a GSA Contracting Officer. To enter into such agreements with the occupying tenant agency may result in unrecoverable costs for the Lessor.
- IV. Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent LA.

This Lease Amendment contains 2 page.

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 [REDACTED]

Signature: [REDACTED]
Name: [REDACTED]
Title: OWNER
Entity Name: SOLE PROPRIETORSHIP
Date: MARCH 4, 2015

FOR THE G [REDACTED]

Signature: [REDACTED]
Name: Dion D. Reid
Title: Lease Contracting Officer
GSA, Public Buildings Service,
Date: 3/4/2015

WITNESSE [REDACTED]

Signature: [REDACTED]
Name: [REDACTED]
Title: [REDACTED]
Date: 3/4/15

V. By acceptance of this LA, the Lessor further substantiates that no further costs associated with the building shell items have been knowingly included in the tenant improvement pricing. If there are additional change orders to the original construction cost, they will also be incorporated by Lease Amendment and a notice to proceed will be issued.

VI. The Lessor waives all restoration rights.

VII. Invoice instructions:

The preferred way to submit an invoice to GSA for payment is electronically via the Internet. Please register as a vendor initially and receive a password at www.finance.gsa.gov/vendors and follow the directions for invoice submittal. If you have any difficulty, please contact the Contracting Officer.

Please submit the invoice for payment electronically according to the instructions above, if possible, or by mail on the Lessor's letterhead to the following:

General Services Administration
Greater southwest Finance Center (7BCP)
P.O. Box 17181
Fort Worth, TX 76102

Mail an addition copy to :

General Services Administration
Leasing Division (4PR1B)
77 Forsyth Street, Suite G-40
Atlanta, GA 30303

A proper invoice must include:

An invoice number provided by the Contracting Officer. Please include this number: PS 0031545

Name of your Business Concern and Invoice Date

Lease Contract No., Lease Amendment No. 1, and Building Location

Description and Price of items in conformance with this Lease Amendment.

If the invoice is not submitted on company letterhead, it must be signed by the person(s) with whom the lease contract is made.

INITIALS: CH LESSOR & [Signature] GOV'T