

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-04P-LGA62679
ADDRESS OF PREMISES 1890 Fletcher Road Tifton, GA 31794-9532	PDN Number: N/A

THIS AMENDMENT is made and entered into between Allen H. Giddens

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, effective June 9, 2015.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended upon the Government's execution of this Lease Amendment (LA) to issue Notice to Proceed (NTP) for the construction of tenant improvements outlined in the bid received May 26, 2015 for the [REDACTED] at 1890 Fletcher Road, Tifton, GA 31794-9532 (attached hereto).

- I. This Notice to Proceed is issued for the NOT-TO-EXCEED amount of \$269,959.09. \$129,614.98 of the Notice to Proceed amount shall be amortized at a rate of eight percent (8%) over the ten-year firm term of the Lease in accordance with Paragraph 1.03 of the Lease. The remaining amount of \$140,344.11 will be paid via lump sum by the Government upon completion and acceptance of the Tenant Improvements.
- II. In accordance with Lease Paragraphs 1.03.C and 1.09, the final amount of Tenant Improvement Rent will be determined once the Tenant Improvements are complete and accepted by the Government as evidenced by a fully executed Lease Amendment. The fully executed Lease Amendment confirming acceptance of the Tenant Improvements will contain the final rent table and commission credit.
- III. 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.

This Lease Amendment contains 3 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: owner
 Entity Name: Allen Giddens
 Date: 6/9/15

FOR THE GOVERNMENT

[REDACTED]

Signature: _____
 Name: Dion D. Reid
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 6/12/15

WITNESS

[REDACTED]

Signature: _____
 Name: _____
 Title: _____
 Date: 6/9/15

IV. The Lessor waives all restoration rights.

V. 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 <https://finance3.gsa.gov> and follow the directions for invoice submittal.

Accept the PII notice.

Click on "Click here to Login".

Accept the PII notice.

Enter your User Name and Password and click "login." NOTE: DO NOT USE THE ENTER KEY. USE THE MOUSE TO CLICK ON "LOGIN". Please note that using "cut and paste" may not work. You may need to type your password. It is not case sensitive.

- ✓ Select "submit invoice".
- ✓ Select "All POs".
- ✓ Find the ACT# or PDN# you are invoicing against and select it.
- ✓ A form will appear that you fill in with your invoice information.
- ✓ Note: if you are resubmitting a rejected invoice, add an "R" or an "A" to the number. The system will not let you use an invoice number you have used previously.
- ✓ Fill in the information requested. All fields marked with an asterisk (*) are required fields. PLEASE NOTE: ORDERS BEGINNING WITH "1B" ARE REQUIRED TO ENTER "BEGIN DATE" AND "END DATE".
- ✓ When complete, click "continue." If you have made any errors, you will receive an error message. (Worth noting: invoice numbers
 - should contain no dashes or spaces, dates are in mm/dd/yyyy format, money amounts have no \$ signs or commas, only a
 - decimal point.) Correct the error and click "continue" again.
 - You will have an opportunity to upload any backup material as one attachment after clicking "submit" on the *next* screen. Note: File name should be 8 characters + extension only, please do not use special characters such as ~!@#\$\$%^&*()+{ }|;:'<>.,? or spaces. Attachments can not be over 4 to 5 megabytes in size.
- ✓ If you have questions please e-mail FW-PaymentSearch.finance@gsa.gov

If you have any difficulty, please contact the Contracting Officer.

A proper invoice must include:

An invoice number provided by the Contracting Officer. Please include this number: **PS0032092**

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.

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INITIALS:


LESSOR

&


GOVT

TENANT IMPROVEMENTS COST SUMMARY (TICS)			
GSA	for 0		ABOA SF= 2,888
	Agency: [REDACTED]		TIA PER ABOA SF= \$ -
January 0, 1900	Location: Tifton, Ga		TOTAL TIA \$ -
RU Factor 1.04		RSF= 3,000	
MasterFormat CSI	System Elements	TP*	SHELL**
Div 1	General Requirements	\$ -	\$ -
Div 2	Site work & Demolition	\$ -	\$ -
Div 3	Concrete	\$ -	\$ 2,000.00
Div 4	Foundations / Masonry	\$ -	\$ -
Div 5	Metals	\$ -	\$ -
Div 6	Woods & Plastics	\$ -	\$ -
Div 7	Thermal & Moisture	\$ -	\$ 2,240.00
Div 8	Doors & Windows	\$ -	\$ 2,812.00
Div 9	Finishes	\$ -	\$ 12,700.00
Div 10	Specialties	\$ -	\$ -
Div 11	Equipment	\$ -	\$ -
Div 12	Furnishings	\$ -	\$ -
Div 13	Special Construction	\$ -	\$ -
Div 15	General Construction	\$ -	\$ 485.00
Div 21	Fire Suppression	\$ -	\$ -
Div 22	Plumbing	\$ -	\$ 5,700.00
Div 23	HVAC	\$ -	\$ 15,000.00
Div 26.1	Electrical	\$ -	\$ 8,100.00
Div 26.2	Lighting	\$ -	\$ 12,626.00
Div 27	Communications, Security & Other Elec. Systems	\$ -	\$ -
Div 28.1	Electrical safety & Security	\$ -	\$ -
Div 28.2	Security	\$ -	\$ -
Div 32	Exterior	\$ -	\$ -
Subtotal	Trade Costs	\$ 233,959.09	\$ 62,653.00
Subtotal	General Contractor Fee Construction Costs	Percent \$ - \$ 233,959.09	\$ - \$ 62,653.00
Subtotal	Architectural & Engineering Fees (NIC DID costs) Other Lessor Costs Established Under the Lease	lump sum: \$ 6,000.00 \$ 30,000.00	\$ 2,500.00 \$ -
Subtotal	Lessor's Costs:	\$ 269,959.09	\$ 65,153.00
Total	Lessor's Project Management Fee Price to Government:	Percent \$ - \$ 269,959.09	\$ - \$ 65,153.00
	Cost per ABOA SF	\$ 93.45	\$ 22.56
	Cost per RSF	\$ 89.99	\$ 21.72

Notes:
 * include all subcontractors' costs.
 ** Shell and core work items within tenant space will include those items for a warm lit shell. Please refer to the SHELL DEFINITIONS tab, and the lease for further information.

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INITIALS:  LESSOR &  GOVT