

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-10P-LID07299 BUILDING NO. ID4407ZZ PDN Number: PS0031972
ADDRESS OF PREMISES CDA Tech Center 7400 N. Mineral Dr, Suite 100 Coeur d'Alene, ID 83815-5245	

THIS AGREEMENT, made and entered into this date by and between **CA Tech Center, LLC**

whose address is: 2100 Northwest Blvd Ste 350
Coeur d'Alene, ID 83814-5047

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 perform alterations.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective February 13, 2017 as follows:

Lease Amendment (LA) #4 has been prepared to order the installation of 5 acoustical panels to match existing panels as noted on Exhibit 4A. Details of the cost proposal, statement of work and pricing information are attached as Exhibit 4A, Pages 1 - 4. The Lessor or its contractor(s) shall furnish documents and labor necessary to complete the design and drawings for the project based on mutually approved budgets and schedules.

Warranty: The Lessor will seek a warranty for one year from the contractor. The Lessor shall maintain the tenant improvements in accordance with Lease GS-10P-LID07299 as amended by Supplemental Lease Agreement(s)/Lease Amendments and GSA Form 3517 General Clauses.

Restoration: The Lessor waives any and all rights of restoration against the Government concerning the tenant improvements completed with this Lease Amendment. At the Lessor's expense, the Lessor shall repair any portion of the Premises damaged by the work performed absent negligence or willful misconduct by the tenant. Upon termination of this lease and move out of the Government, Landlord reserves the right to require the Government to remove the associated equipment and de-cable the same, at Governments expense for this work only.

This Lease Amendment contains 2 pages, plus Exhibit 4A (4 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:

Signature: _____
 Name: _____
 Title: MEMBER
 Entity Name: CDA TECH CENTER LLC
 Date: 3.3.2017

FOR THE GOVERNMENT:

Signature: _____
 Name: Terna Hennen
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 3/8/17

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: _____
 Title: _____
 Date: _____

Site Conditions: The Lessor shall maintain worksite conditions in accordance with Lease Amendment #4 and standard OSHA requirements. The Lessor shall prevent injuries to individuals conducting business in and adjacent to the work area.

Payment: The total cost for tenant improvements is [REDACTED] in accordance with Exhibit 4A. Upon completion, inspection, and acceptance of the tenant improvements, the Government shall reimburse the Lessor for the total cost listed above. Reimbursement shall occur within 30 days of the Government's receipt of the Lessor's itemized invoice. The invoice must include:

- Lease number: **GS-10P-LID07299**
- Building address: **7400 North Mineral Drive, Suite 100, Coeur d'Alene, ID 83815-5245**
- Building number: **ID4407ZZ**
- Payment reference number: **PS0031972**
- Lessor name and address as shown on the lease
- Itemization of the products or services provided

The Lessor must submit invoice documents electronically at www.finance.gsa.gov and inform the Lease Contracting Officer and Lease Management Specialist of the submittal at terria.heinlein@gsa.gov and michael.coy@gsa.gov. If the Lessor cannot submit documents electronically, hard copies must be sent to:

Original Documents
GSA Greater Southwest Finance Center
Attn: PBS Payments Branch (BCFA)
P.O. Box 17181
Fort Worth, TX 76102

Copies
GSA SE Washington/Idaho Field Ofc
Attn: Mike Coy
904 W. Riverside Ave, Rm 403
Spokane, WA 99201

Acceptance: The Lessor shall request a final inspection upon project completion. Upon receipt of the request, an appointed GSA Contracting Officer Representative shall inspect the worksite within 14 calendar days and shall inform the Lessor of acceptance of the tenant improvements or actions required to gain acceptance. The Lessor shall furnish contractor and inspection reports, as-built drawings, permits, and all other applicable deliverables upon 30 days written notice of the Government's acceptance of the tenant improvements.

Notice to Proceed: Upon execution by the Government, this Lease Amendment serves as a Notice to Proceed. The Lessor shall complete the alterations within 90 calendar days of receiving the notice to proceed from the Government. The Lessor shall confirm receipt, in writing, of NTP.

Schedule: The Lessor shall provide a schedule within 7 calendar days from receipt of the executed Lease Amendment. The schedule shall provide delivery details for equipment and materials with lead times that extend beyond seven calendar days.

Change Orders: The Lessor shall only act upon change orders approved by a GSA Contracting Officer and shall seek guidance from a GSA Contracting Officer in the event of any schedule, quality, or scope change.

All other terms and conditions of the lease shall remain in force and effect.

INITIALS: SM & JA
LESSOR GOVT