

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 4
	TO LEASE NO. GS-10P-LID07417
ADDRESS OF PREMISES: 2878 ADDISON AVENUE EAST TWIN FALLS, ID 83301-5354	BUILDING NO. #ID4409

THIS AMENDMENT is made and entered into between **Twin Falls BLM, LLC**

whose address is: **is 694 Grandview Ln., Lake Forest, IL 60045-3953**

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 order tenant improvements which exceed the tenant improvement allowance;

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:

I. Under separate correspondence, Lessor was previously given limited notice to proceed on November 20, 2014 for providing underground electrical and plumbing work prior to installing the concrete slab for [REDACTED].

II. Under Lease Amendment #3 dated January 9, 2015, Lessor was previously given limited notice to proceed with installation of front and rear canopies in the amount of [REDACTED].

III. The Government's is issuing full Notice to Proceed for Tenant Improvements summarized on the attached TICS Summary, in the amount of **\$2,352,400.30**. Any prior partial notice to proceed amounts are included in the full NTP amount. The total cost for tenant improvements in the lease is \$772,290.86 (amortized for 20 years at 4.8%). Therefore, the Government hereby orders the balance of \$1,580,109.44 as a lump sum payment per paragraph 6 below.

IV. Upon completion, inspection, and acceptance of the space, the Government shall reimburse the Lessor in a lump sum payment in the amount of \$1,580,109.44, upon receipt of an original invoice after completion, inspection, and acceptance of the space by the Contracting Officer.

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 b

FOR THE LESSOR
[REDACTED]
Signature: _____
Name: _____
Title: _____
Entity Name: TWIN FALLS BLM LLC
Date: 3/26/2015

FOR THE GOVERNMENT
[REDACTED]
Signature: _____
Name: _____
Title: _____
Date: _____

WITNESSED FOR THE LESSOR BY:

[REDACTED]
Signature: _____
Name: _____
Title: member
Date: 3/26/2015

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V. In addition to the above the Government is also ordering the work for the Building Specific Security Costs (BSAC) in the amount of [REDACTED] for [REDACTED]. Therefore, upon final acceptance of space, a Lease amendment will be prepared to accurately reflect the revised BSAC cost of [REDACTED] which amortized at 4.8% over 20 years is [REDACTED] annually.

VI. The invoice should be submitted electronically to (www.finance.gsa.gov) with a courtesy copy to michael.j.obrien@gsa.gov or sent to the addresses below:

Invoice Address:
General Services Administration
FTS and PBS Payment Division (7BCP)
P.O. Box 17181
Fort Worth, TX 76102-0181

Courtesy Copy Address:
General Services Administration
c/o Michael J O'Brien
400 15th Street SW 10PTE
Auburn, WA 98001-6599

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # **PS0031463**

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.


VII. The Government-approved Tenant Improvements Cost Summary (TICS) which formed the basis for the tenant improvement costs are hereby incorporated into the lease as Attachment A (1 page).

VIII. The Lessor hereby waives restoration as a result of all improvements.

GSA must be notified prior to any additional work being performed where the cost exceeds the approved amount above. Only the GSA Contracting Officer has the authority to obligate funds for any work, request or demand under the terms and conditions of the contract. While there may be discussions regarding potential changes, you are required to obtain approval from the GSA Contracting Officer through a signature or written affirmation prior to proceeding, regardless of cost.

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

INITIALS:


LESSOR

&


GOV'T