

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 2 (rev)
	TO LEASE NO. GS-06P-LMO31042
ADDRESS OF PREMISES  515 EAST HIGH STREET JEFFERSON CITY, MO 65101-3261	PDN Number: PS0032863

**THIS AMENDMENT** is made and entered into between **Capitol City Property Management, Inc.**

whose address is: 602 Geld Street  
Jefferson City, MO 65109-1093

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

**WHEREAS**, the parties hereto desire to amend the above Lease.

The purpose of this Lease Amendment (LA) is to provide a Notice to Proceed for Tenant Improvement construction, outline how the Lessor will be reimbursed for the project, and modify the number of days the Lessor has to complete construction of this project.

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 **September 21, 2015**, as follows:


1. This LA shall serve as the formal Notice to Proceed (NTP) to the Lessor to begin construction at 515 East High Street, Suite 202, Jefferson City, MO. Work shall be completed in accordance with the attached Design Intent Drawing, identified as Exhibit A. In accordance with the attached proposal from Capitol City Property Management, Inc., attached and identified as Exhibit B, the amount of this NTP shall not exceed \$98,820.72. Of that amount, \$90,340.94 will be amortized in the rent at 4.5 percent interest over 60 months. An additional \$6,450.00 will be amortized in the rent at 4.5 percent for Building Specific Amortized Capital over 60 months. The remaining \$2,029.78 will be paid via lump sum upon substantial completion of the construction and proper invoicing per the instructions below. Change orders must be commemorated in writing to the Lessor from the Lease Contracting Officer. Variances to the scope of work, without obtaining approval in writing by the Government's Contracting Officer, may be rejected by the Government.

This Lease Amendment contains 4 pages including Exhibits A and B.

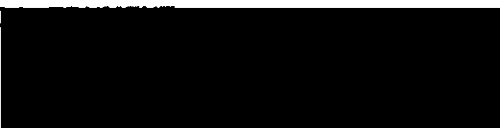
All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

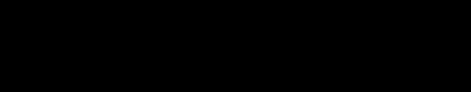
FOR THE LESSOR:

Signature:   
 Name: \_\_\_\_\_  
 Title: Spec. Dir.  
Office Manager  
 Entity Name: **Capitol City Property Management, Inc.**  
 Date: 9-24-15

FOR THE GOVERNMENT:

Signature:   
 Name: Kristin M. Sowell  
 Title: Lease Contracting Officer  
GSA, Public Buildings Service, Real Estate Acquisition Division  
 Date: NOV 05 2015

WITNESSED FOR THE LESSOR BY:

Signature:   
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: 9-24-15

2. Upon completion, inspection, and acceptance of the work by the Lease Contracting Officer or his/her representative, and submission of proper invoice, the Government shall issue the Lessor payment for the lump-sum amount. Payment is contingent upon receipt of a proper invoice, which shall include:

Name of the Lessor, which must appear exactly as shown in the Lease

Invoice date

**GSA PDN # PS0032863 noted at the top of the invoice**

Lease contract number (GS-06P-LMO31042), Lease Amendment Number Two (2), and address of leased premises

Description, price and quantity of property and services actually delivered or rendered

"Remit to" address

Name, title, phone number and mailing address of person to be notified in the event of a defective invoice

3. An original invoice for the lump-sum total should be submitted electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov).
4. A subsequent LA will be prepared upon substantial completion to reconcile the exact lump-sum amount.

Payment will be due within thirty (30) days after GSA's designated billing office receives a properly executed invoice or acceptance of the work by the Government, whichever is later.

5. Paragraph 4.01 (H) of the Lease, as amended, hereby deleted and replaced with the following:

- J. Construction of TIs and completion of other required construction work: The Lessor shall complete all work required to prepare the Premises as required in this Lease ready for use not later than **60 Working Days** following issuance of NTP.

INITIALS:

S  
LESSOR

&

LMJ  
GOVT