

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE	LEASE AMENDMENT No. <u>03</u>
	TO LEASE NO. <u>GS-04P-LMS60204</u>
LEASE AMENDMENT ADDRESS OF PREMISES 2109 UNIVERSITY AVENUE BUILDING 2109 UNIVERSITY AVENUE OXFORD, MS 38655-4540	PDN Number: <u>PDN# PS0035737</u>

THIS AMENDMENT is made and entered into between **2109 UNIVERSITY PROPERTY, LLC**

whose address is: **43999 COBHAM COURT, ASHBURN, VIRGINIA 20147-6922**

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

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

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 Government execution of this Lease Amendment as follows:

Upon execution of this Lease Amendment (LA) by the Contracting Officer, this Amendment serves as a Notice to Proceed (NTP) for the tenant improvements.

1. NOTICE TO PROCEED

This Lease Amendment serves as a Notice to Proceed with construction of the Secure Work Environment (SWE) in the amount of [REDACTED]. Of this amount, [REDACTED] was disbursed due to previous construction work for the SWE. The remaining amount of [REDACTED] will be paid in a one-time lump sum to the Lessor upon completion, inspection and acceptance of the work and receipt of an invoice or invoices for the work, by the Government.

Be advised that any work that is done that exceeds the costs specified above will be the financial responsibility of the Lessor. In accordance with the Lease, the Lessor shall complete all work within **thirty (30)**-calendar days of execution of this Notice to Proceed.

The occupying tenant-agency does not have the contractual authority to enter into any agreements with the Lessor or the Lessor's representative(s) for improvements, changes or modifications of this Lease unless, approved by a GSA

This Lease Amendment contains **2** page(s).

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: [REDACTED]
 Name: [REDACTED]
 Title: 2109 University Property, LLC
 Entity Name: 2109 University Property, LLC
 Date: 1/11/17

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Lease Contracting Officer
GSA, Public Buildings Service
 Date: 1-12-2017

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: A. Jan Kessler
 Title: _____
 Date: 1/11/17

Contracting Officer. To enter into such agreements with the occupying tenant-agency may result in unrecoverable costs for the Lessor.

Payment will be made electronically through the GSA Finance website at www.finance.gsa.gov. The Lessor is responsible for visiting this website and applying for a login and password. After acceptance by the Government, the Lessor shall follow the instructions posted on the website to submit invoices electronically. Assistance in navigating the website or submitting invoices can be found by calling (817) 978-2408 or by email at FW-Paymentsearch.finance@gsa.gov.

Pegasys Document Number: **PS0035737**

INITIALS:


LESSOR

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GOVT