

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 10
	TO LEASE NO. GS-06P-LNE31015
ADDRESS OF PREMISES 850 S Street Lincoln, NE 68508-1225	PDN Number: PS0038972

**THIS AMENDMENT** is made and entered into between **STAR CITY/FEDERAL LLC, MARATHON PROPERTIES, INC, MANAGER**

whose address is: 11222 DAVENPORT ST  
OMAHA, NE 68154-2628

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 provide for alterations to the space.

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 as follows:

1. This Lease Amendment Number 10 shall serve as Notice To Proceed with the work detailed below. The Lessor agrees to provide design services for planned improvements in the leased space. Work shall be in accordance with the attached proposal submitted on behalf of the Lessor, dated July 19, 2017, and scope of work (Attachment A).

The Government shall provide sufficient availability of the site to accommodate the design requirements of the Lessor's contractor, such that the contractor can complete its work within the performance time allowed by the contract.

2. Upon completion, inspection and acceptance of the work by the Lease Contracting Officer or his/her representative, and submission of a proper invoice, the Government shall issue the Lessor payment in the amount of **\$9,974.00**. Payment is contingent upon receipt of a proper invoice, which shall include:

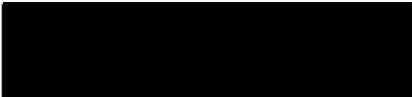
- Name of the Lessor, which must appear exactly as shown on the Lease
- Invoice date
- **GSA PDN # PS0038972 noted at the top of invoice**

This Lease Amendment contains 2 pages as well as Attachment A, which is attached hereto and made a part hereof.

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:**

**FOR THE GOVERNMENT:**

Signature:   
Name: \_\_\_\_\_  
Title: Member  
Entity Name: Star City / Federal LLC  
Date: 2017 Sept 7

Signature:   
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
GSA, Public B...  
Date: \_\_\_\_\_

**WITNESSED FOR THE LESSOR BY:**

Signature:   
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: 9/7/2017

- Lease contract number (GS-06P-LNE31015), Lease Amendment Number (LA 10), 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).

If unable to process the invoice electronically, the Lessor may mail the invoice to the following address:

GSA Office of Finance  
P.O. Box 17181  
Ft. Worth, TX 76105-0181

A **copy** of the invoice must be sent to the Lease Contracting Officer at the following address:

GSA, West Leasing Services Branch (6P1RW)  
Real Estate Acquisition Division  
Attn: Shellie Starr, Lease Contracting Officer  
2300 Main Street—7SE  
Kansas City MO 64108

INITIALS:

am  
LESSOR

&

SS  
GOVT

**GSA Lease GS-06P-31015**

[REDACTED] aka/Tenant and Star City Federal LLC (SCF), Landlord  
[REDACTED] Star Building, 850 S Street, Lincoln, NE

Special Project: **DESIGN SERVICES ONLY for Single Stall Restroom & Lactation Room**

2017 0724

Provide DESIGN SERVICES ONLY for Single Stall Restroom & Lactation Room in the building as follows:

- SOW dated 11/17/2017 provided by Tenant
- Clarification List dated 2017 0211
- Wallpaper removal detail

Design services include:

- Construction drawings
- Specifications
- Electronic copy for Tenant
- Printing expenses as follows:
  - Owner's sets: Two (2) full-size and two (2) one-half size sets of construction documents

Design services not included:

- Modifications to the attached SOW
- Change Orders
- Cost Estimates
- Bidding Services
- Construction Administration
- Additional printing of construction documents



Payment Schedule: 100% immediately upon Design Completion

If this proposal is accepted by GSA and Notice to Proceed is issued by "GSA Order for Supplies and Services" and or an "Lease Amendment" and or other GSA or local agency form, all the terms of this proposal shall automatically be considered part of and attached to the GSA original SOW unless otherwise amended by SCF; this proposal shall supersede any discrepancies between the SOW and this proposal.

The cost estimate to provide DESIGN SERVICES ONLY for this project as outlined above is \$9,974.

This cost estimate is valid until July 28, 2017; unless withdrawn in writing earlier.

Attachment A  
LA #10  
Lease GS-06P-LNE31015

Initials:  and   
Lessor Govt