

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 7(rev)
	TO LEASE NO. GS-06P-31015
ADDRESS OF PREMISES  850 S. Street Lincoln, NE 68508-1225	PDN Number:

**THIS AMENDMENT** is made and entered into between

**STAR CITY/FEDERAL LLC, MARATHON PROPERTIES, INC, MANAGER**

whose address is: 11222 Davenport Street  
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 memorialize lease clarifications as determined during the design and construction phase for building improvements to the leased space and to detail the Government's responsibility for the maintenance and repair of the security equipment pursuant to this Lease Amendment.

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) Subject to the limitations of paragraph 2 of this Lease Amendment, the Government shall be responsible for the maintenance, repair, and replacement, if necessary, of security equipment pursuant to this Lease Amendment. The Government will be responsible for the Security Maintenance and Repair (SMR) Program, which includes all maintenance, service, repairs, and replacement, if necessary, throughout the life of security systems and will ensure that the equipment is in operational condition at all times. Systems to be maintained under the SMR Program include:

- a) [REDACTED]
1. [REDACTED]
  2. [REDACTED]
  3. [REDACTED]
  4. [REDACTED]

This Lease Amendment contains 5 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: [REDACTED]  
Name: [REDACTED]  
Title: Member  
Entity Name: Star City/Federal LLC  
Date: 2017 Mar 21

**FOR THE GOVERNMENT:**

Signature: [REDACTED]  
Name: [REDACTED]  
Title: Lease Contracting Officer  
GSA, Public Buildings Service, Real Estate Acquisition Division  
Date: 4 Apr 17

WITNESSES  
[REDACTED]

Signature: [REDACTED]  
Name: [REDACTED]  
Title: MARKETING / ADMINISTRATIVE  
Date: MARCH 21, 2017

- 5. [REDACTED]
- 6. [REDACTED]
- 7. [REDACTED]
- 8. [REDACTED]
- 9. [REDACTED]
- 10. [REDACTED]
- 11. [REDACTED]

- b) [REDACTED]
- 1. [REDACTED])
  - 2. [REDACTED]
  - 3. [REDACTED]
  - 4. [REDACTED]
  - 5. [REDACTED])
  - 6. [REDACTED]
  - 7. [REDACTED]
  - 8. [REDACTED]
  - 9. [REDACTED] s
  - 10. [REDACTED]
  - 11. [REDACTED]
  - 12. [REDACTED]
  - 13. [REDACTED]
  - 14. [REDACTED]
  - 15. [REDACTED]

- c) [REDACTED]
- 1. [REDACTED]
  - 2. [REDACTED]
  - 3. [REDACTED]
  - 4. [REDACTED]
  - 5. [REDACTED]
  - 6. [REDACTED]
  - 7. [REDACTED]
  - 8. [REDACTED]
  - 9. [REDACTED]
  - 10. [REDACTED]
  - 11. [REDACTED]

- d) [REDACTED]
- 1. [REDACTED]
  - 2. [REDACTED]
  - 3. [REDACTED]
  - 4. [REDACTED]
  - 5. [REDACTED]

- e) [REDACTED]
- 1. [REDACTED]
  - 2. [REDACTED]
  - 3. [REDACTED]
  - 4. [REDACTED]
  - 5. [REDACTED]

- f) [REDACTED]
- 1. Conveyor belt

INITIALS: AM LESSOR & SD GOVT

- 2. Rollers
- 3. Testing cassette
- 4. Calibration, configuration, and diagnostic testing
- 5. All other parts and peripherals not specifically listed above up to and including complete replacement. All software, firmware and any other associated items for the service life of the equipment.

g) [REDACTED]

- 1. Calibration, configuration, and diagnostic testing
- 2. All software, firmware and any other associated items for the service life of the equipment.

h) [REDACTED]

i) [REDACTED]

- 1. Printers
- 2. [REDACTED]
- 3. Associated power units
- 4. Software and hardware upgrades
- 5. All other parts and peripherals not specifically listed
- 6. All software, firmware and any other associated items for the service life of the equipment.

j) [REDACTED]

- 1. Calibration, configuration, and diagnostic testing
- 2. All software, firmware and any other associated items for the service life of the equipment.

k) [REDACTED]

l) [REDACTED]

m) General

- 1. Power supply panels and included modules
- 2. Patch, repair and paint walls in affected area where work was performed, paint must match existing color.
- 3. Repair ceiling or ceiling tiles after work has been completed (only areas directly affected by work)
- 4. Repair and servicing of dedicated HVAC systems to security equipment.
- 5. UPS Batteries - monitor and replace per manufacturer's recommendations and in accordance with test results.
- 6. [REDACTED] - All cabling associated with [REDACTED] Cable specifications as determined by the Government.
- 7. All software, firmware and any other associated items for the service life of the equipment.

2) The Lessor will be responsible for maintaining all [REDACTED] that may currently be under warranty by the Lessor. The Lessor is responsible for transferring all security warranty information and software licenses to [REDACTED] the end of the Lessor's maintenance responsibility; at which time [REDACTED] will take complete ownership and maintenance responsibility through the remaining term of the Lease. All security equipment will become the property of the Government at the end of the warranty period and, at its sole option, the Government may abandon property in the space following the expiration of the Lease or retain the right to remove the equipment. The Lessor will be relieved of any liability for security systems in connection therewith after the initial warranty period.

3) At the time of initial buildout, there is no requirement for dedicated exhaust or ventilation systems at building entrances for security purposes. This does not relieve the Lessor of the responsibility, however, to comply with applicable local code.

4) There is no requirement for an isolated hazardous material exhaust system at the time of initial buildout.

5) As a clarification to Lease paragraph 6.04, entitled *Utility Consumption Reporting*, a breakdown of consumption by HVAC and other equipment is not required.

INITIALS: [Signature] LESSOR & SD GOV'T



offer to re-measure the space. Accordingly, the Lessor waives the right to request payment for any space in excess of 140,127 rentable square feet / 132,627 ANSI/BOMA Office Area square feet.

20) Restoration responsibilities are addressed in Lease Paragraph 2.04, entitled *Waiver of Restoration (Apr 2011) Modified*.

INITIALS: tm & SD  
LESSOR GOV'T