

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 7
	TO LEASE NO. GS-07P-LOK17372
ADDRESS OF PREMISES 901 NE 122 nd Street Oklahoma City, OK 73131	PDN Number - PS0032877

THIS AMENDMENT is made and entered into between **Market 901, LLC**

whose address is: 825 N. Broadway, Suite 300
Oklahoma City, OK 73102

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

WHEREAS, the parties hereto desire to amend the above Lease 1.) To approve Change Order #10; and 2.) To establish the total cost of the TIs and BSAC; and 3.) To provide for the method of payment of the total TIs and BSAC.

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:

- 1.) The Government approves Change Order #10; deduct [REDACTED] (Credit of [REDACTED]).
- 2.) The Government and the Lessor agree that the total cost of the TIs and BSAC, and including all approved change orders, is revised to **\$644,982.71** (LA5 [REDACTED] + LA6 [REDACTED] - CO#10 Credit [REDACTED] = \$644,982.71. The TI and BSAC costs include all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the TIs and BSAC.
- 3.) The Government shall pay for a portion of the total TI cost by amortizing \$253,264.11 over the ten (10) year firm term, monthly, in arrears, at an interest rate of 6.50%. Additionally, the Government shall pay for a portion of the BSAC cost by amortizing \$145,400.00 over the ten (10) year firm term, monthly, in arrears, at an interest rate of 6.50%. The total amount the Lessor shall amortize is \$398,664.11. The remaining balance of **\$246,318.60** [\$644,982.71 (Total TI and BSAC costs) - \$253,264.11 (TI amortized) - \$145,400.00 (BSAC amortized) = \$246,318.60] shall be paid by a lump-sum payment.

This Lease Amendment contains 2 pages plus Exhibit LA#7-A (1 page).

All other terms and conditions shall remain in full force and effect.

IN WITNESS WHEREOF, the Lessor and Government have signed their names as of the below date.

FOR THE LESSOR:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: MANAGER
 Entity Name: MARKET 901, LLC
 Date: 4-22-2016

FOR THE GOVERNMENT:

Signature: [REDACTED]
 Name: Nancy Copell
 Title: Lease Contracting Officer
GSA, PBS, Leasing Division
 Date: 4-27-2016

WITNESSED FOR THE LESSOR BY:

Signature: [REDACTED]
 Name: [REDACTED]
 Title: Asst Controller
 Date: 4/22/16

Upon acceptance of the TI and BSAC by the Government, the Lessor may submit for payment of the lump-sum payment. The Lessor agrees that the invoice shall be printed on the same letterhead as the name on this lease, shall include the Lease number, building address, and a price and quantity of the items delivered. **The invoice shall reference the number PS0032877** and shall be sent electronically to the GSA Finance Website at <http://www.finance.gsa.gov/defaultexternal.asp>. Instructions for invoice submission are included on the website. Additional assistance is available from the Finance Customer Service line at 817-978-2408.

If the Lessor is unable to process the invoice electronically, then the invoice may be mailed to:

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

Lessor also agrees that a copy of the invoice shall be sent simultaneously to the GSA Leasing Specialist at the following address:

General Services Administration
Attn: Jason Belle
819 Taylor St., Room 11A01
Fort Worth, Texas 76102

INITIALS:


LESSOR

&


GOV'T