

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	Lease Amendment No.: 02
	To Lease No.: GS-07B-17214
Address of Premises: 101 East Park Boulevard Plano, TX 75074	PDN Number: PS0036793

THIS AGREEMENT, made and entered into this date by and between

BOXER F2, L.P.

whose address is 720 N. Post Oak Road
Suite 500
Houston, TX 77024

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government.

WHEREAS, the parties desire to amend the above Lease for the purpose of providing for the herein described tenant improvements / alterations to the leased premises, on the terms and conditions set forth below:

NOW THEREFORE, the parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended as set forth in this Lease Amendment Number Two (LA # 2), as follows:

***** See attached addendum – LA Number Two (#2) – Pages 2 through 17 *****

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

This Lease Amendment contains a total of 17 pages.

_____ parties subscribed their names as of the below date.

<div style="background-color: black; width: 200px; height: 80px; margin-bottom: 10px;"></div> Title: <u>Pariza</u> Entity Name: <u>Agent for Lessor</u> Date: <u>Boxer F2, L.P</u> <u>11/16/16</u>	<p>FOR THE GOVERNMENT:</p> <div style="background-color: black; width: 200px; height: 50px; margin-bottom: 10px;"></div> Signature: _____ Name: <input checked="" type="checkbox"/> _____ Title: <u>Lease Contracting Officer</u> <u>GSA, Public Buildings Service, 7PRA</u> Date: <u>11/29/16</u>
<p>WITNESSED FOR THE LESSOR BY:</p> <div style="background-color: black; width: 200px; height: 40px; margin-bottom: 10px;"></div> Signature: _____ Name: _____ Title: <u>ASST. MANAGER</u> Date: <u>11/16/16</u>	

GSA Lease No.: GS-07B-17214
Lessor: BOXER F2, LP
Location: Dallas, Texas

CONTINUED (ADDENDUM) –

1. Tenant Improvements / Alterations. Lessor to provide alterations generally described as "USAO Office Renovation".

The requirements and specified cost for the Lessor provided alterations is more particularly described on the following documents and drawings:

- A. GSA Scope of Work (SOW) dated 07/20/2016, attached to this LA # 2 as Exhibit "1" (13 pages).

- B. A/E design drawings (Boxer Property) identified as "101 E. Park Blvd., Suite 500 TI", dated 09/28/2016 and consisting of the following ten (10) sheets/pages –

1)	IA1.0	-	Cover Page
2)	IA2.0	-	Existing Site Plan
3)	IA2.1	-	New Site Plan
4)	IA3.0	-	Demolition Plan
5)	IA5.0	-	Architectural Plan
6)	IA9.0	-	Finish Plan
7)	IA12.0	-	Partition Types
8)	IA13.0	-	Elevations
9)	IA13.1	-	Elevations
10)	IA14.0	-	Details

(Not Used: IA4.0 / IA6.0 / IA7.0 / IA8.0 / IA9.1 / IA10.0 / IA11.0 / IA11.1)

- C. Lessor's proposal attached to this LA # 2 as Exhibit "2" (1 page).

If a conflict exists with regard to scope of work, the SOW (Exhibit "1") and the Design Drawings referenced in B., above, will control. The alterations and improvements will be in compliance with all applicable local codes and ordinances.

2. Cost of Tenant Improvements / Alterations. Cost of the referenced tenant improvements / alterations is \$21,702.45 and will be paid in a lump sum payment.

The Cost of the alterations and construction of improvements to be completed under this LA # 2 shall not exceed the amount provided for herein, except to the extent the Government shall request a change order and the change order priced and authorized by separate written agreement (Lease Amendment).

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LESSOR

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3. Lessor Submission of Invoice for Payment. Upon completion of the work and subsequent inspection / acceptance by the Government, the Lessor shall submit to GSA an invoice for **\$21,702.45** for the alterations. Said invoice shall include the name and address of the Lessor as shown on this document, the lease number, SLA Number, and Pegasys Document Number (PDN). The Lessor is to provide a copy to the Contracting Officer.

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Lessor should submit invoices electronically on the GSA Finance Website at www.finance.gsa.gov (instructions for submitting invoices are found on the website). If Lessor is unable to submit / process the invoice electronically, the Lessor may mail the invoice to the following address:

GSA – Greater Southwest Finance Center
P. O. Box 17181
Fort Worth, TX 76102

4. Alterations Will Remain Property of Lessor. The tenant improvements / alterations provided for will remain the property of the Lessor and Lessor waives restoration. Lessor shall be responsible for maintenance and repair of the alterations.
5. Notice to Proceed. Full execution (execution by both Lessor and the Government) of this Lease Amendment will serve as the Government's Notice to Proceed.
6. Change Orders. Change Orders must approved by the Contracting Officer and must be documented by Lease Amendment.

All other terms and conditions of the lease remain unchanged.

*** END – LEASE AMENDMENT TWO (2) ***

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