

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 5
	TO LEASE NO. GS-10P-LWA07471 BLDG. NO. WA7594
ADDRESS OF PREMISES Columbia Center 701 Fifth Avenue Seattle, WA 98104	PDN Number: PS0033116

THIS AMENDMENT is made and entered into between **GC Columbia, LLC**

whose address is:

818 West 7th Street, Suite 410
Los Angeles, CA 90017-3463

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 Change Orders 12 – 14.

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 November 8, 2016 as follows:

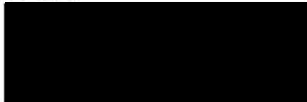
Paragraphs 7.02 as last modified in LA 3, and 7.03 as last modified in LA 2, are hereby deleted in their entirety and replaced below.

CONTINUED ON PAGE 2

This Lease Amendment contains 3 pages and Exhibit 5A – Change Orders 12-14 (3 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:

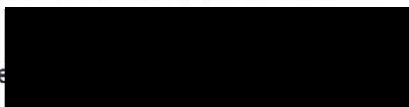
Signature: 
Name: _____
Title: VICE PRESIDENT
Entity Name: GC Columbia, LLC
Date: 3/09/17

FOR THE GOVERNMENT:

LINDSEY D. SNOW
CONTRACTING OFFICER

Signature: 
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: MAR 13 2017

WITNESSED FOR THE LESSOR BY:

Signature: 
Name: _____
Title: SR PROPERTY MGR
Date: 3-9-17

7.02 TENANT IMPROVEMENTS

A. On September 30, 2015, via LA 2, the Government issued Notice to Proceed (NTP) for TIs within the TI allowance and in excess of the TIA as specified in the table below and as depicted in the applicable Exhibits. Subsequently, the Government ordered changes which are also summarized in the table below. All costs exceeding the TIA will be paid per the instructions outlined in Paragraph 7.03 as amended in LA 5.

B.

TI PRICING/ CO#	DESCRIPTION	AMOUNT	APPROVED VIA LA #	EXHIBIT
TICS 9/14/15	INITIAL TOTAL PROJECT COSTS (TIS)	\$1,575,419.09	LA #2	EXHIBIT 2-A
	TI ALLOWANCE AMORTIZED INTO THE LEASE	\$(1,500,000.00)	LA #2	PARAGRAPH 1.08
NTP FOR DESIGN	SECURE ROOM DESIGN AND CONSTRUCTION DOCUMENTS	\$11,300.00	LA#4	EXHIBIT 4A
TI OVERAGE	TI COSTS EXCEEDING THE TIA BASED ON APPROVED TICS DATE SEPTEMBER 14, 2015	\$75,419.09	LA #2	EXHIBIT 2A
CO #1	ADD ALTERNATE CLERESTORY WINDOWS	██████████	LA #3	EXHIBIT 3A
CO #2	INSTALL 8" DOOR AND SIDELITE AT OFFICE 3714	██████████	LA #3	EXHIBIT 3A
CO #3	CEILING ADJUSTMENTS DUE TO BEAM LOCATIONS	██████████	LA #3	EXHIBIT 3A
CO #4	PROVIDE UPS POWER	██████████	LA #3	EXHIBIT 3A
CO #5	PROVIDE (30) ADDITIONAL 2X4S	██████████	LA #3	EXHIBIT 3A
CO #6	PROVIDE SEAL AT OPERABLE PARTITION	██████████	LA #3	EXHIBIT 3A
CO #7	ADDITIONAL SERVER ROOM SUPPLIES	██████████	LA #3	EXHIBIT 3A
CO #8	DOOR HARDWARE CHANGES	██████████	LA #3	EXHIBIT 3A
CO #9	ELECTRICAL UPGRADES TO MEET CODE	██████████	LA #3	EXHIBIT 3A
CO #10	IT/TELECOM TRUNK LINE	██████████	LA #3	EXHIBIT 3A
CO #11	DATA CABLING AND CROSSOVER PATCHING	██████████	LA #3	EXHIBIT 3A
CO #12	PROVIDE AND INSTALL ADDITIONAL DATA DROPS	██████████	LA #5	EXHIBIT 5A
CO #13	DECABLING AND RESTORATION FLOORS 27&28	██████████	LA #5	EXHIBIT 5A
CO #14	SIGNAGE CHANGE	██████████	LA #5	EXHIBIT 5A
	TOTAL LUMP SUM	\$211,049.51		

C. The Total Project Cost is \$1,711,049.51

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INITIALS:

AK
LESSOR

&

AS
GOVT

7.03 LUMP SUM PAYMENT PROCEDURES

Upon completion of the space by the Lessor and inspection and acceptance thereof by the Government, the Government shall reimburse the Lessor in a lump sum payment in the amount specified in Paragraph 7.02 B. Payment shall be made within 30 days after receipt of an invoice and the above stated completion and acceptance requirements.

The original invoice must be submitted electronically to www.finance.gsa.gov with a courtesy copy to the Contracting Officer at the GSA Finance Office at the following address:

Invoice Address:
General Services Administration
PBS Payment Branch (BCFA)
P.O. Box 17181
Fort Worth, TX 76102-0181

Courtesy Copy Address:
General Services Administration
C/O Lindsey Snow
400 15th Street SW
Auburn, WA 98001
Lindsey.Snow@gsa.gov

A proper invoice must include the following:

- Invoice date
- Name of the Lessor as shown on the Lease
- Lease contract number, building address, and a description, price, and quantity of the items delivered
- GSA PDN # PS0033116

If the invoice is not submitted on company letterhead, the person(s) with whom the Lease contract is made must sign it.

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

INITIALS: AK & LS
LESSOR GOV'T